

Town of Egremont, Massachusetts

Housing Needs Assessment

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Acknowledgements

Town of Egremont

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1. Executive Summary

1.1 Background and Purpose

The Town of Egremont requested the assistance of Berkshire Regional Planning Commission to perform an assessment of the current state of housing in the Town in preparation for the development of a Housing Production Plan. This report provides detailed information about the existing housing stock and will assist in clarifying the need for elderly, accessible, and affordable housing in Egremont. Funding for this report and the upcoming Housing Production Plan was provided through the District Local Technical Assistance program. While the most recently available data is used throughout this assessment, it is important to note the 2020 Decennial Census data was not yet available and much of the data used does not reflect housing changes that have taken place since the onset of the COVID-19 pandemic in February of 2020.

1.2 Summary of Key Demographics & Findings

As of the 2019 American Community Survey, the population of Egremont was estimated at 1,402. Between 2000 and 2012, the population declined from 1,347 to 1,035, a 23% decrease. The following years saw Egremont regain 367 residents, a 35% increase. Altogether, the population of Egremont has increased 4% from 2000 to 2019. During the same time, the median age of Egremont residents increased from 46.6 years old to 51.5 years old, making Egremont an aging community.

The most recent data (September 2021) shows that Egremont's labor force consists of 694 and the unemployment rate was 1.7% which is lower than the rate for Berkshire County (6.0%) and the State (5.3 %).¹

From 2010 to 2019, per capita income in Egremont increased by 52%: from \$35,095 to \$53,324. It should be noted that per capita income is calculated by dividing the sum of all residents' incomes by the total number of residents and many residents do not earn income, so this figure tends to be low. For this reason, this assessment focuses on median household income because it has a higher degree of accuracy. Median household income in Egremont is estimated at \$71,528. Owner-occupied households

¹ Massachusetts Department of Unemployment Assistance <https://lmi.dua.eol.mass.gov/LMI/LaborForceAndUnemployment#>

have a higher median household income (\$75,000) when compared to renter-occupied households (\$34,659).²

There are a total of 974 housing units, 614 of which are occupied. Three bedroom units (410) represent the largest proportion of housing unit types. Egremont's housing stock, which includes both houses and apartments, is aging as 54% of homes were built prior to 1970 making them over fifty years old.³

Eighty-three percent (83%) of occupied housing units are owner-occupied, and owner-occupied housing is primarily single-family detached dwellings (89%). The average listed home price (accessed 11/1/21 through www.zillow.com) was \$987,867 and the median listed home price was \$629,000. One of the total 15 active listing is in excess of \$4,000,000 and another is below \$160,000. When these homes are removed from the equation, the average listed price is reduced to \$789,154.

There were an estimated 207 householders that experienced a cost burden in 2019, and it is likely to have risen given the information cited above. This figure comprises 34% of the total 614 occupied housing units. Housing cost burden means that housing costs are at least 30% of household income and is viewed as a sign of economic stress on households.⁴ Ideally, no more than 30% should be allocated towards housing costs to allow for balanced household spending.

Seventeen percent (17%) of the occupied housing units are renter-occupied. Fifty-three percent (53%) of renter households earn less than \$35,000 annually, and with the median gross rent estimated at \$1,050, many workers cannot afford housing in Egremont without being cost burdened. In fact, 54% of renters are housing cost burdened.⁵ A quick search for rental properties on www.zillow.com on November 1st, 2021, yielded one available rental property in Egremont, listed for \$4,500 a month. While Zillow is not the only available source to search for rental properties, it does provide an indication of how limited the overall rental stock is.

The majority of seniors (age 65+) in Egremont own their home (53%). Forty-four percent of senior owners (90 total) moved into their home in 1989 or earlier, indicating long-term homeownership and equity appreciation.⁶ Sixty-nine percent (69%) of all senior householders have annual incomes above

² 2019 American Community Survey, Table S2503

³ 2019 American Community Survey, Table DP04

⁴ 2019 American Community Survey, Table S2503

⁵ 2019 American Community Survey, Tables B25003, B25118, B25064

⁶ 2019 American Community Survey, Table B25128

\$60,000 per year, with 29% senior householders earning more than \$100,000 annually.⁷ Senior renters tend to be long-time inhabitants of their units; 40% moved in to their units between 2000 and 2009, while 60% moved in 1989 or earlier.⁸ In Egremont, 10% of senior renters are cost burdened.⁹

1.3 Methodology

This assessment was compiled using a model provided by Massachusetts Housing Partnership as outlined in the *Housing Needs Workbook: Assessing Community Needs*. For more information, visit: <https://www.housingtoolbox.org/writable/files/resources/mhphousingneeds.pdf>.

Data for this assessment came from various sources, including:

- United States Decennial Census
- American Community Survey
- United States Department of Housing and Urban Development, www.huduser.gov
- Massachusetts Department of Labor and Workforce Development
- Massachusetts Department of Housing and Community Development
- University of Massachusetts Donahue Institute
- Banker and Tradesman and Zillow
- Berkshire County Board of Realtors & MLS
- Massachusetts Department of Revenue
- Community Software Consortium (Assessors' data)
- Berkshire Regional Planning Commission: Fair Housing Equity Assessment

1.5 Preface

A Housing Needs Assessment is largely a data-driven document. For this reason, it is important to explain the data sources used in this assessment. The majority of the information presented has been collected from the United States Census Bureau. The Census Bureau is the largest statistical agency in the country and provides data on America's people, places, and economy.

⁷ 2019 American Community Survey, Table B19037

⁸ 2019 American Community Survey, Table B25128

⁹ 2019 American Community Survey, Table B25072

The Census Bureau conducts a host of surveys and programs, but this report relies heavily on the Decennial Census and the American Community Survey. The Decennial Census is mandated by the U.S. Constitution to count each resident of the country every ten years on the year ending in zero. The Decennial Census questions account for population, age, gender, race, and some basic questions about housing. Since the goal is to reach every resident and the questions asked are easily quantifiable, the information gathered comes with a high degree of accuracy. The results of the Decennial Census determine the number of seats for each state in the U.S. House of Representatives and are used to draw congressional and state legislative districts and to distribute more than \$675 billion in federal funds each year.

The American Community Survey is an ongoing survey that provides vital information on a yearly basis. This survey is sent to approximately 295,000 addresses on a monthly basis, which equates to about 3.5 million addresses per year. Since the number of people surveyed is less than during the Decennial Census and much more extensive questions are included, the results come with a lesser degree of accuracy compared to the Decennial Census. The 2020 Decennial Census data was not release in time for use in this assessment.

It should also be noted that this report was developed during the COVID-19 pandemic which began impacting the United States in the beginning of 2020. COVID-19 has affected virtually every aspect of the socio-economic milieu on a global scale. Despite the widespread impacts, the data sources that track short-term changes caused by the pandemic especially as relates to housing are limited. While this assessment accounts for fluctuations in unemployment and home sales, aside from these topics, the data presented in this assessment treats COVID-19 as a statistical anomaly.

2. Demographic Profile

2.1 Population

As of the 2019 American Community Survey, the population of Egremont was 1,402. Between 1960 and 2019, Egremont's population increased by 57%. Egremont and New Marlborough are the only towns in southern Berkshire County that experienced an increase in population between 2010 and 2019. Berkshire County as a whole experienced a decline in population over the same time. It is important to note that while officially recognized full-time population of Egremont stands at 1,402, the summer months bring a number of tourists that can add as many as 600 part-time residents to the town's population total.

Table 2.1 - Southern Berkshire County: Population Change (1960 - 2019)

Town/County	1960	1970	1980	1990	2000	2010	2019
Egremont	895	1,138	1,311	1,177	1,347	1,225	1,402
Alford	256	302	394	413	399	494	431
Great Barrington	6,624	7,537	7,405	7,841	7,527	7,104	6,901
Monterey	480	600	818	774	934	961	774
Mount Washington	34	52	93	135	130	167	148
New Marlborough	1,083	1,031	1,160	1,233	1,494	1,509	1,544
Otis	473	820	963	1,067	1,365	1,612	1,393
Sandisfield	536	547	720	667	824	915	891
Sheffield	2,138	2,374	2,743	2,903	3,335	3,257	3,160
Berkshire County	142,135	149,402	145,110	139,352	134,953	131,219	126,425

Source: United States Decennial Census, 2019 American Community Survey Table DP05

The population of Egremont grew older between 2000 and 2019, with the median age increasing from 46.6 to 51.5 years old. The oldest age cohort increased in population by 65% and the second oldest cohort (ages 55-64 years old) increased by 40%. Furthermore, the 0-19 age cohort declined by 41% and the 35-54 age cohort declined by 34%. Overall, the population in Egremont has experienced a

decline in younger age groups and an increase in older age groups, which has led to the overall increase of the median age.

Table 2.2 - Egremont: Population Distribution by Age (2000 - 2019)

Age Cohort	Total Population (2000)	Percent of Total Population (2000)	Total Population (2019)	Percent of Total Population (2019)	Percent Change
0-19 years old	269	20%	266	19%	-1%
20-34 years old	156	12%	143	10%	-8%
35-54 years old	476	35%	395	28%	-17%
55-64 years old	189	14%	207	15%	+1%
65+ years old	257	19%	391	28%	+52%
Total Population	1,347	100%	1,402	100%	+4%
Median Age	46.6	-	51.5	-	+11%

Source: 2010 United States Decennial Census Table DP1, 2019 American Community Survey Table DP05

While it is beyond this assessment to analyze reasons for change in population distribution, it is clear from the above table that fewer children are being born in Egremont, which may also be due to the declining 35-54 year old cohort. Many residents do point to the high cost of land and construction costs, as well as high prices for already built homes and lack of rentals, as a reason why their children cannot stay in Egremont upon completion of high school or return until later in their lives.

Table 2.2.1 - Southern Berkshire County: Population Distribution by Age

Age cohorts by number and percent	0-19 yrs. old		20-34 yrs. old		35-54 yrs. old		55-64 yrs. old		65+ yrs. old	
Egremont	266	19%	143	10%	395	28%	207	15%	391	28%
Alford	64	15%	35	8%	67	16%	68	16%	197	46%
Great Barrington	1,746	25%	970	14%	1,478	21%	1,130	16%	1,577	23%
Monterey	136	18%	47	6%	156	20%	153	20%	282	36%
Mount Washington	4	3%	17	11%	55	37%	24	16%	48	32%
New Marlborough	282	18%	147	10%	381	25%	298	19%	436	28%
Otis	145	10%	168	12%	394	28%	295	21%	391	28%
Sandisfield	201	23%	82	9%	239	27%	138	15%	231	26%
Sheffield	505	16%	477	15%	763	24%	539	17%	876	28%
Berkshire County	25,349	20%	21,662	17%	30,174	24%	20,620	16%	28,620	23%

Source: 2019 American Community Survey Table DP05

While Egremont's population increased 4% since 2000, the UMass Donahue Institute projects the population will decline precipitously. By 2040, the total population is projected to be 753 people: a decline of 46%. Every age cohort in Egremont is projected to experience a decline. More details are found in the following table. Please note this table does not show the results or age cohort breakdown from the 2020 Decennial Census.

Table 2.3 - Egremont: Population Projection (2019 - 2040)

Age Cohort	2019 ACS	2040 Population Projections	Percent of Total Population (2040)	Percent Change
0-19 years old	266	120	16%	-55%
20-34 years old	143	68	9%	-52%
35-54 years old	395	145	19%	-63%
55-64 years old	207	100	13%	-52%
Age 65+	391	320	42%	-18%
Total Population	1,402	753	-	-46%

Source: 2019 American Community Survey Table DP05; UMass Donahue Institute Population Projections

2.2 Race

Like all Berkshire County municipalities, Egremont is predominantly white. Estimates from the Census Bureau show that Egremont is less somewhat less racially diverse than Berkshire County at large.

Table 2.4 - Southern Berkshire County: Race

Race	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races
Egremont	93.3%	1.1%	2.6%	1.4%	0.2%	1.1%	0.4%
Alford	96.1%	0.0%	0.0%	1.9%	0.0%	0.0%	2.1%
Great Barrington	89.5%	3.8%	0.1%	2.8%	0.0%	2.8%	1.1%
Monterey	97.5%	0.4%	0.0%	0.4%	0.0%	1.4%	0.3%
Mount Washington	94.6	0.0%	2.7%	1.4%	0.7%	0.0%	0.7%
New Marlborough	97.5%	1.4%	0.0%	0.3%	0.4%	0.2%	0.3%
Otis	98.6%	0.0%	0.4%	0.0%	0.0%	0.0%	1.0%
Sandisfield	96.4	0.9%	0.0%	0.3%	0.0%	0.6%	1.8%
Sheffield	99.6%	0.0%	0.2%	0.0%	0.0%	0.3%	0.0%
Berkshire County	90.6%	2.8%	0.3%	1.8%	0.1%	1.7%	2.8%

Source: 2019 American Community Survey Table DP05

2.3 Poverty and Homelessness

AS of 2019, 72 or 5.1% of Egremont's residents lived below the poverty level. This was significantly lower than the countywide rate of 10.9%. Of those Egremont residents living below the poverty level, 69 persons or 95.8% were below the age of 65. This meant that 4.9% of the total 65 and under population lived below the poverty line.

Table 2.5 - Egremont: People Living Below Poverty Level

Age Cohort	Total Population (2019)	Population Below Poverty Level	Percent Below Poverty Level	County Percent Below Poverty Level
Under Age 65	1,011	69	6.8%	26.2%
Age 65 and Over	391	3	.8%	7.1%
Total Population*	1,402	72	5.1%	10.9%

Source: 2019 American Community Survey Table S1701

* Total population for whom poverty was calculated may be lower than total municipal population because not everyone who responds to the ACS reports their income so the Census Bureau cannot calculate for the entire town.

Data on homelessness is challenging to collect since homeless people do not have a mailing address. For this reason, the Census Bureau cannot track homelessness. The Three County Continuum of Care (CoC) has generated the following estimates at the County level:

Table 2.6 - Berkshire County: Homelessness

Category	Sheltered*	Unsheltered	Total
Total people:	89	27	116
Age 18-24:	5	4	9
Over age 24:	84	23	107
Female:	30	9	39
Male:	59	18	77
Non-Hispanic/Non-Latino:	77	26	103
Hispanic/Latino:	12	1	13
White:	63	22	85
Black or African American:	15	4	19
Asian:	2	0	2
American Indian or Alaska Native:	3	0	3
Native Hawaiian or Other Pacific Islander:	0	1	1
Multiple Races:	6	0	6
Chronically Homeless:	3	10	13

Source: Three County Continuum of Care 2020 PIT by County, 1/29/20

*Sheltered in this context means residing in an emergency shelter or in a 2-year limited transitional housing program.

2.4 Employment and Income

In May of 2021, Egremont's unemployment rate was 3.9%. This was lower than the state's rate of 6.1%, and lower than the countywide rate of 7.0%, and was average among neighboring municipalities. Between May 2020 and May 2021, Egremont's unemployment rate fell nearly in half, from 6.2% to 3.9%. The spike in the unemployment rates is one of the many impacts of COVID-19, as reflected in

the 2020 figures, but the unemployment rates of 2021 have returned to the typical percentages seen in each municipality listed.

Table 2.7 - Southern Berkshire County: Unemployment Rates & Labor Force

Municipality	Unemployment Rate (5/2020)	Unemployment Rate (5/2021)	Labor Force (5/2021)	Population Employed (5/2021)	Population Unemployed (5/2021)
Egremont	6.2%	3.9%	717	689	28
Alford	5.1%	2.1%	235	230	5
Great Barrington	14.9%	6.0%	3,741	3,517	224
Monterey	9.4%	5.1%	434	412	22
Mount Washington	10.1%	1.2%	81	80	1
New Marlborough	11.8%	5.0%	813	772	41
Otis	12.4%	3.3%	750	725	25
Sandisfield	8.6%	7.3%	478	443	35
Sheffield	10.2%	4.4%	1,837	1,756	81
Berkshire County	14.9%	7.0%	62,212	57,872	4,340
Massachusetts	15.4%	6.1%	3,833,200	3,518,600	229,000

Source: Massachusetts Department of Unemployment Assistance

<https://lmi.dua.eol.mass.gov/LMI/LaborForceAndUnemployment#>

Note: Unemployment rates do not reflect seasonal adjustments.

Six percent (6%) of Egremont households earned under \$25,000 in 2019; 23% earned between \$25,000 and \$49,999; 25% earned between \$50,000 and \$74,999; and 46% earned \$75,000 or more.

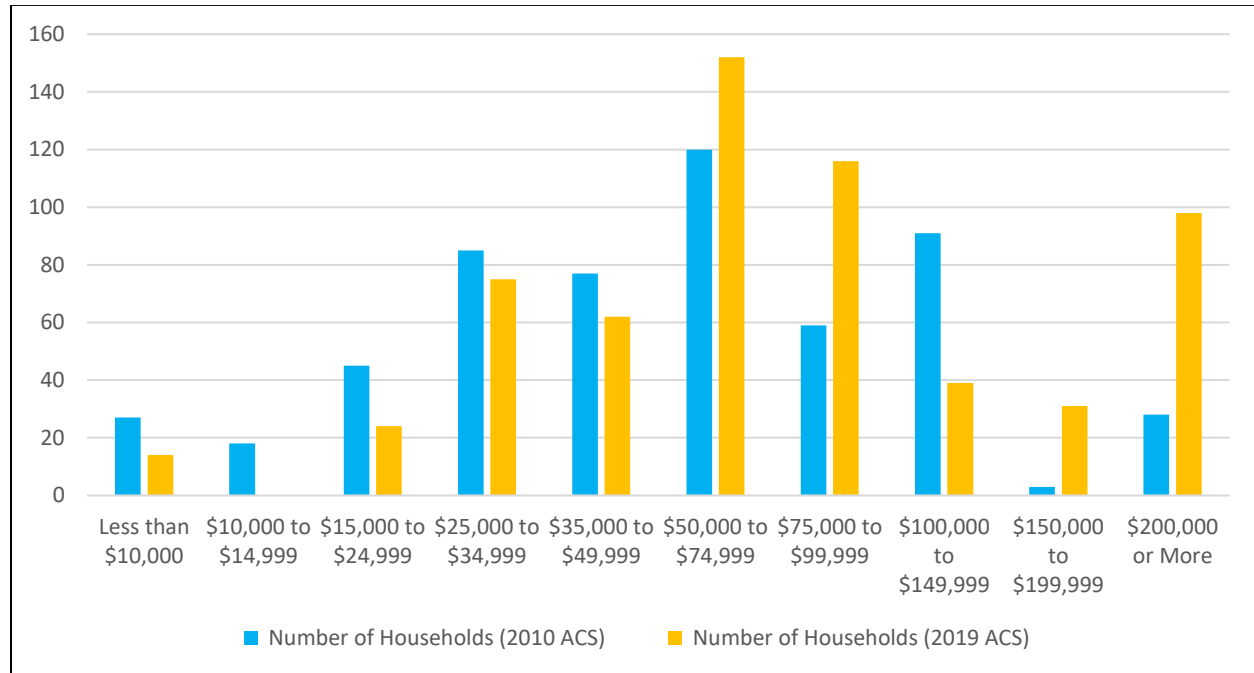
Table 2.8 - Egremont: Households by Income Level

Income Level	Number of Households (2010 ACS)	Number of Households (2019 ACS)	% of Total Households (2019 ACS)	Percent Change
Less than \$10,000	27	14	2.3%	
\$10,000 to \$14,999	18	0	0.0%	
\$15,000 to \$24,999	45	24	3.9%	
\$25,000 to \$34,999	85	75	12.2%	
\$35,000 to \$49,999	77	62	10.1%	
\$50,000 to \$74,999	120	152	24.8%	
\$75,000 to \$99,999	59	116	18.9%	
\$100,000 to \$149,999	91	39	6.4%	
\$150,000 to \$199,999	3	31	5.0%	
\$200,000 or More	28	98	16.0%	

Total Households	553	614	100%	
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Source: 2010, 2019 American Community Survey Table DP03

Figure 2.1 - Egremont: Households by Income (2010 - 2019)



Source: 2010, 2019 American Community Survey Table DP03

Egremont experienced average economic distress when compared to the surrounding communities as measured by households earning below the area median income. Thirty-three percent (33%) of households in Egremont earned 80% or less of the area median income. This was higher than the rate for Alford, Otis and Sandisfield and lower than the rate for Great Barrington, Monterey, Mount Washington, New Marlborough, Sheffield and Berkshire County as a whole. Sixteen (16%) of Egremont households earned between 50.1% and 80% of the area median income; 12% earned between 30.1% and 50%; and 4% earned less than 30%.

The changes in income from 2010 to 2019 are not adjusted for inflation by the Census Bureau. While inflation, increases in cost of living, higher paying jobs, and an influx of more affluent residents are national trends, they have a significant impact on Egremont. The changes shown in the previous chart on household incomes are not an indication of significant changes in types of jobs, but rather these aforementioned economic variables.

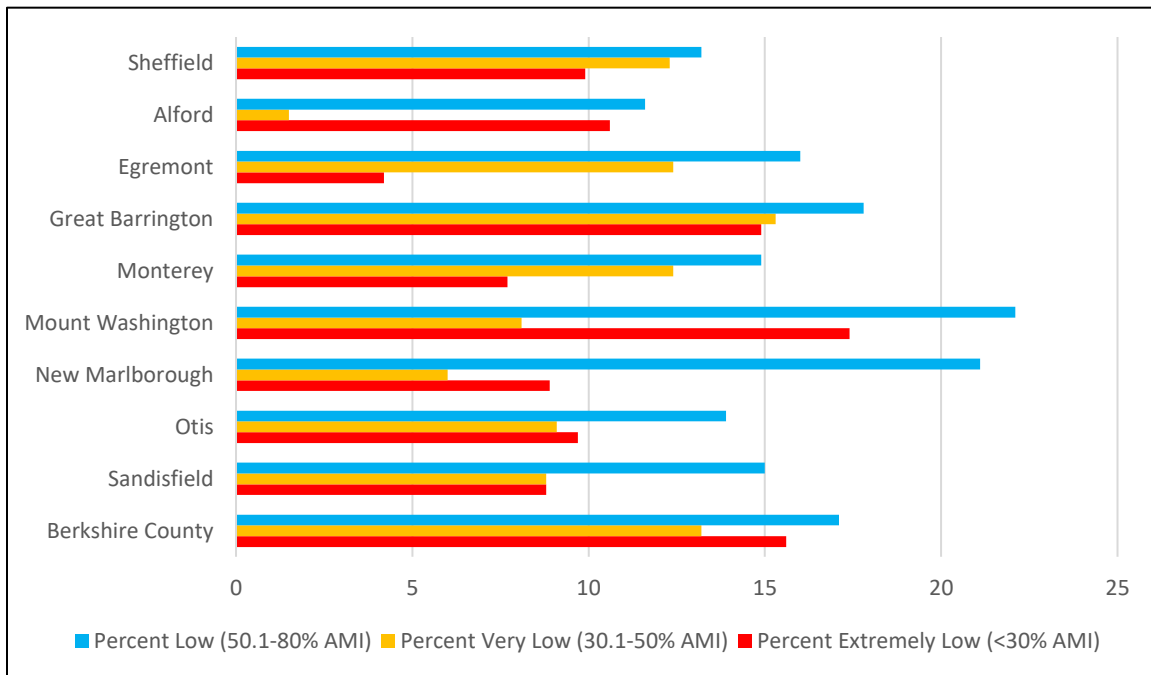
Table 2.9 - Southern Berkshire County: Percentage of Households by Area Median Income

Municipality	Total Households	Extremely Low Income (<30% AMI) Households		Very Low Income (30-50%) Households		Low Income (50.1-80% AMI) Households	
		Number	Percent	Number	Percent	Number	Percent
Egremont	614	26	4.2%	76	12.4%	98	16.0%
Alford	198	21	10.6%	3	1.5%	23	11.6%
Great Barrington	2,813	420	14.9%	429	15.3%	501	17.8%
Monterey	362	28	7.7%	45	12.4%	54	14.9%
Mount Washington	86	15	17.4%	7	8.1%	19	22.1%
New Marlborough	683	61	8.9%	41	6.0%	144	21.1%
Otis	691	67	9.7%	63	9.1%	96	13.9%
Sandisfield	353	31	8.8%	31	8.8%	53	15.0%
Sheffield	1,384	137	9.9%	170	12.3%	182	13.2%
Berkshire County	54,813	8,549	15.6%	7,209	13.2%	9,347	17.1%

Source: 2019 American Community Survey Table DP03; US Department of Housing and Urban Development 2021 Income Limits

Note: Calculated using AMI income limits for a 2-person household because average household size for the County is 2.2

Figure 2.2 - Southern Berkshire County: Percentage of Households by Area Median Income



Source: 2019 American Community Survey Table DP03; US Department of Housing and Urban Development 2021 Income Limits

Seventy-three percent (73%) of all jobs in Egremont were service-providing and 27% were goods-producing. An example of a service-providing job is working in a restaurant and an example of a goods-producing job is working on an agricultural farm that produces crops. The average weekly wage for all jobs was \$957, while goods-producing jobs' average weekly wage of \$1,225 was 43% higher than that of service-providing jobs. Although the number of average monthly employment has not notably changed by job type since 2010, there has been an increase in average weekly wages across all industries seen in Egremont, Berkshire County, and Massachusetts as a whole.

Table 2.10 - Egremont: Average Weekly Wage by Job Type (2010 - 2019)

Job Type	Average Weekly Wage (2010)	Average Weekly Wage (2019)	Average Monthly Employment (2010)	Average Monthly Employment (2019)	Percent of Average Total Monthly Employment (2019)
Service-providing Jobs	\$658	\$856	1,053	1,093	73%
Goods-producing Jobs	\$977	\$1,225	451	414	27%
Total (all industries)	\$756	\$957	1,504	1,507	100%

Source: Massachusetts Department of Unemployment Assistance: Employment and Wages Report (ES-202) 2010 and 2019, <https://lmi.dua.eol.mass.gov/lmi/EmploymentAndWages#>

Goods-producing jobs in Egremont tend to pay higher wages when compared to goods-producing jobs in the rest of Berkshire County but lower than the average for the state. On average, service-providing employees in Egremont earned less than employees throughout Berkshire County and Massachusetts. However, the wages paid for service-providing jobs in both Egremont and Berkshire County as a whole are comparable.

Table 2.11 - Egremont, Berkshire County, and Massachusetts: Average Weekly Wages (2010 - 2019)

Job Type	Egremont Average Weekly Wage (2010)	Egremont Average Weekly Wage (2019)	Berkshire County Average Weekly Wage (2010)	Berkshire County Average Weekly Wage (2019)	MA Average Weekly Wage (2010)	MA Average Weekly Wage (2019)	Egremont Percent of MA Average (2019)
Service-providing Jobs	\$658	\$856	\$699	\$891	\$1,079	\$1,426	66%
Goods-producing Jobs	\$977	\$1,225	\$1,052	\$1,174	\$1,350	\$1,645	34%

Source: Massachusetts Department of Unemployment Assistance: Employment and Wages Report (ES-202) 2010 and 2019 <https://lmi.dua.eol.mass.gov/lmi/EmploymentAndWages#>

In 2019, the industries in Egremont with the highest share of employment were *Educational Services, Health Care, and Social Assistance* (23%), *Professional, Scientific, Management, Administrative & Waste Management Services* (12%), and *Construction* (12%). Together, these industries accounted for 47% of all employment.

Between 2010 and 2019, overall employment in Egremont increased by 3%. However, several industries experienced significant declines. The largest declines were in *Information* (-100%) and *Transportation & Warehousing, and Utilities* (-86%). By contrast, the largest increases were in *Other Services, except Public Administration* (166%), *Wholesale Trade* (35%), and *Public Administration* (35%). The reduction of jobs in retail trade is likely due to seasonal fluctuations and a higher number of residents working retail jobs outside of Egremont.

Table 2.12 - Egremont: Industry Distribution (2010 - 2019)

Industry	Egremont (2010)	Egremont (2019)	Percent of Total Jobs (2019)	Percent Change
Civilian Employed population 16 years & older	674	761	-	+12.9%
Agriculture, Forestry, Fishing & Hunting, and Mining	11	37	4.9%	+236%
Construction	72	91	12.0%	+26%
Manufacturing	52	71	9.3%	+37%
Wholesale Trade	0	8	1.1%	NA
Retail Trade	102	58	7.6%	-43%
Transportation & Warehousing, and Utilities	8	14	1.8%	+75%
Information	16	8	1.1%	-100%
Finance & Insurance, Real Estate, Rental & Leasing	28	20	2.6%	-29%
Professional, Scientific, Management, Administrative & Waste Management Services	69	110	14.5%	+59%
Educational Services, Health Care, and Social Assistance	193	188	24.7%	-2.6%
Arts, Entertainment, Recreation, and Accommodation & Food Service	57	81	10.6%	+25%
Other Services, except Public Administration	41	46	6.0%	+12%
Public Administration	25	29	3.8%	+16%

Sources 2010, 2019 American Community Survey Table DP03

Table 2.12.1 - Egremont, Berkshire County, and Massachusetts: Industry Distribution (2010 - 2019)

Industry	Egremont (2010)	Egremont (2019)	Berkshire County (2010)	Berkshire County (2019)	MA (2010)	MA (2019)
Civilian Employed population 16 years & older	674	761	63,416	64,008	3,271,535	3,612,375
Agriculture, Forestry, Fishing & Hunting, and Mining	11	37	639	634	12,821	14,795
Construction	72	91	4,594	4,209	191,971	205,718
Manufacturing	52	71	5,990	5,021	323,351	317,827
Wholesale Trade	0	8	1,286	835	87,944	78,806
Retail Trade	102	58	8,007	7,778	350,202	370,824
Transportation & Warehousing, and Utilities	8	14	1,843	2,256	123,187	140,484
Information	16	8	1,437	1,242	88,659	82,102
Finance & Insurance, Real Estate, Rental & Leasing	28	20	3,364	3,230	264,145	265,085
Professional, Scientific, Management, Administrative & Waste Management Services	69	110	5,301	6,241	416,530	506,967
Educational Services, Health Care, and Social Assistance	193	188	18,596	20,142	872,032	1,018,564
Arts, Entertainment, Recreation, and Accommodation & Food Service	57	81	6,982	6,860	261,420	312,504
Other Services, except Public Administration	41	46	2,714	3,408	146,731	161,589
Public Administration	25	29	2,663	2,152	132,542	137,110

Sources 2010, 2019 American Community Survey Table DP03

2.5 Housing Overview

Egremont's housing stock is significantly older, with over half of the entire stock built before 1970 (50 years old or more) and nearly a third of all units were built prior to 1940 (80 years old or more). Just 8% of the housing stock was built since 2000. The following table categorizes homes based on age as estimated by the American Community Survey. It must be noted that local data on housing units built since 2014 conflict with the ACS data. As the local data was generated from direct first sources (i.e., building permits), the local data has been included in the 'Built 2014 or later' row. Do note that this alters the Census Data total units number as well.

Table 2.13 - Egremont: Age of Housing Units

Year structure built	Number of housing units (2019 ACS)	Percent of total housing units	Age of Housing Unit
Built 2014 or later	29	2.9%	5 years or less
Built 2010 to 2013	9	0.9%	6-9 years
Built 2000 to 2009	66	6.8%	10-19 years
Built 1990 to 1999	99	10.2%	20-29 years
Built 1980 to 1989	143	14.7%	30-39 years
Built 1970 to 1979	135	13.9%	40-49 years
Built 1960 to 1969	102	10.5%	50-59 years
Built 1950 to 1959	85	8.7%	60-69 years
Built 1940 to 1949	31	3.2%	70-79 years
Built 1939 or earlier	304	31.2%	80 years +
Total Units	1003	100%	

Sources: 2019 American Community Survey Table DP04;
Town of Egremont Annual Report 2015, 2016, 2017, 2018,
2019 and 2020

The majority of Egremont's housing units (83%) are owner-occupied. These homes tended to have a slightly smaller household size (2.23 members) compared to that of renter-occupied units (2.46). Additionally, the median household income of an owner-occupied unit was \$75,000 or 116% higher than that of a renter-occupied unit (\$34,659). This discrepancy translated to fewer homeowner households (30%) being cost burdened than renter households (53%).

Table 2.14 - Egremont: Homeowner-Occupied vs. Renter-Occupied Housing (2010 - 2019)

Type of Housing (2019)	Number of Occupied Housing Units	Percent of Total Occupied Housing Units	Average Household Size	Median Household Income	Percent Housing Cost Burdened
Owner-occupied	512	83%	2.23	\$75,000	30%
Renter-occupied	102	17	2.46	\$34,659	53%
Type of Housing (2010)					
Owner-occupied	450	81%	2.23	\$56,731	38%
Renter-occupied	103	19%	2.00	\$28,576	83%

Source: 2010, 2019 American Community Survey Tables DP04, S2503

Note: There is a high margin of error associated with calculating housing cost burden.

In 2019, the majority (70%) of vacant units in Egremont were for seasonal, recreational, or occasional use, which may reflect the increase income to be earned from short-term rentals rather than year-round rentals. Fifteen percent (15%) of vacant units were listed as *other vacant*. This includes homes that were vacant due to being foreclosed upon, being under repair, being abandoned, being involved in legal proceedings, and for other/unknown reasons. The remaining 15% of vacant housing units were for sale only or sold (but not occupied). As stated earlier in this assessment, the vacancy rate changed after the emergence of COVID-19, with a search of rental units conducted in May 2021 yielding no available rentals.

Table 2.15 - Egremont: Vacancy Status

Vacancy Status	Number of Housing Units	Margin of Error	Percent of Total Vacant Units
For rent	0	±12	0%
Rented, not occupied	0	±12	0%
For sale only	46	±64	13%
Sold, not occupied	9	±13	2.5%
For seasonal, recreational, or occasional use	252	±70	70%
For migrant workers	0	±12	0%
Other vacant	53	±36	14.7%
Total	360	±84	100%

Source: 2019 American Community Survey Table B25004

According to the Egremont Town Assessors, and as indicated in Table 2.16 below, the majority of Egremont residential properties (74%) are used for single-family homes. The next largest residential use type was multi-use properties for both residential and Chapter 61 lands. It should be noted that residential properties accounted for by the Town Assessors is lower than the number of residential

properties estimated by the Census Bureau. This is because there are properties in town that have not yet been assessed or re-assessed due to a sale or other financial transaction.

Table 2.16 - Egremont: Residential Use Type

Residential Use Type	Quantity
Single-family	774
Two-family	18
Three-family	2
Mobile home	0
Multiple houses on one parcel	38
Four to eight units	2
Multi-use, primarily residential	25
Multi-use, residential and commercial	12
Multi-use, residential and Chapter 61	0
Multi-use, residential and industrial	0
Accessory land w/ improvement, i.e. garage, etc.	9
Total	880

Source: Egremont Town Assessors data accessed 11/1/21

The Census Bureau estimates 91% of housing units were in single-family, detached structures. The second most common structure type of a home in Egremont contained 2 units.

Table 2.17 - Egremont: Number of Units in Structure (Rent or Own, 2010 - 2019)

Structure Type	2010 ACS	2019 ACS	Percent of Total Housing (2019 ACS)
1 unit, detached	880	890	91%
1 unit, attached	26	0	0.0%
2 units	48	65	6.7%
3 or 4 units	8	3	0.3%
5 to 9 units	9	0*	0.0%
10 to 19 units	8	0	0.0%
20 or more units	0	4	0.4%
Mobile Home	0	0	0.0%
Boat, RV, van, etc.	0	0	0.0%
Total units	979	974*	100

Source: 2010, 2019 American Community Survey Table DP04

*2019 ACS data lists the presence of both 5 to 9 and 10 to 19 unit structures in Egremont; this data is a projection and is not verifiable at the local level

Of note: Census Data for rural and sparsely populated areas is subject to statistically significant margins of error; in this case, the Census's total number of 5 to 9 and 10 to 19 unit residential uses cannot be substantiated by local observation

Most homes in Egremont had between two and three bedrooms (60%), with the most common being three-bedroom homes, which comprised 42% of Egremont's housing stock in 2019. Between 2010 and

2019, homes with two bedrooms experienced the largest percent change, decreasing by 7%. Homes with 4 bedrooms and 5 or more bedrooms increased over the same period which indicated that larger homes are being built over the last decade.

Table 2.18 - Egremont: Housing Stock by Number of Bedrooms (2010 - 2019)

Number of Bedrooms	Percent of Total Housing (2010)	Percent of Total Housing (2019)
No bedroom	1%	1%
1 bedroom	6%	6%
2 bedrooms	23%	20%
3 bedrooms	44%	42%
4 bedrooms	19%	19%
5+ bedrooms	7%	12%
Total units	979	974

Source: 2010, 2019 American Community Survey Table DP04

There were an estimated 512 owner-occupied housing units in Egremont and 102 renter-occupied units in 2019. The majority of renters (90%) were below the age of 65, with 24% under the age of 35. Homeowners tended to be older, with 93% being age 45 and over.

Table 2.19 - Egremont: Age of Householder

Age of Householder	Percent of Occupied Housing Units	Renter-occupied Housing Units	Percent Renter-occupied Housing Units	Owner-occupied Housing Units	Percent Owner-occupied Housing Units
Under 35 years old	7%	24	24%	20	4%
35-44 years old	8%	29	28%	18	4%
45-54 years old	29%	24	24%	153	30%
55-64 years old	21%	15	15%	115	23%
65-74 years old	18%	3	3%	105	21%
75-84 years old	14%	7	7%	80	16%
85 years old and older	3%	0	0%	21	45%
Total	-	102	-	512	-

Source: 2019 American Community Survey Table S2502

In 2019, most households (53%) had occupied their homes since at least 2000, with the largest cohort being householders who moved into their homes between 2000 and 2009 (26%). Renter households tended to have relatively shorter housing tenures, with 54% having moved into their homes in 2010 or after. By contrast, homeowner households tended to have longer housing tenures, with 79% having

occupied their homes since before 2010 and a majority (54%) occupying their homes since before 2000.

Table 2.20 - Egremont: Household Tenure

Year Householder Moved into Home	Percent of Occupied Housing Units	Number of Renter-occupied Units	Percent of Renter-occupied Units	Number of Owner-occupied Units	Percent of Owner-occupied Units
2017 or later	5%	6	6%	26	5%
2015 to 2016	9%	12	12%	43	8%
2010 to 2014	13%	38	37%	41	8%
2000 to 2009	26%	32	31%	126	25%
1990 to 1999	23%	8	8%	135	26%
1989 and earlier	24%	6	6%	141	28%

Source: 2019 American Community Survey Table S2502

Table 2.21 denotes the HUD income limits used to determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.¹⁰ Income limits vary from geographic area to geographic area so you may be eligible in one area but not in another. The income limit depends on both the income limit category and family size. Most state and federal housing subsidy programs limit family income to 80% of AMI.

¹⁰ <https://www.huduser.gov/portal/datasets/il.html>

Table 2.21 - Berkshire County: Fiscal Year 2021 Income Limits

Median Family Income	FY 2021 Income Limit Category	Persons in Family							
		1	2	3	4	5	6	7	8
\$83,900	Extremely Low (30%) Income Limits	\$17,700	\$20,200	\$22,750	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
	Very Low (50%) Income Limits	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
	Low (80%) Income Limits	\$47,150	\$53,850	\$60,600	\$67,300	\$72,700	\$78,100	\$83,500	\$88,850

Source: US Department of Housing and Urban Development FY 2021 Income Limits

<https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

Fifty-three percent (53%) of Egremont renter householders were cost burdened. This figure is significant because it is a higher rate than all other southern Berkshire County towns except Sheffield, and higher than the rate for the County as a whole. Similarly, 30% of Egremont's homeowners experience housing cost burden, which is slightly higher than the average for other towns in southern Berkshire County.

Table 2.22 - Southern Berkshire County: Housing Cost Burden

Municipality	Number of Rental Households	Renters Burdened	Percent Renters Burdened	Number of Owner Households	Owners Burdened	Percent Owners Burdened
Egremont	102	54	53%	512	153	30%
Alford	7	0	0%	191	43	23%
Great Barrington	897	416	46%	1,916	698	37%
Monterey	46	19	41%	316	93	30%
Mount Washington	8	0	0%	78	26	33%
New Marlborough	81	29	36%	602	192	32%
Otis	96	37	39%	595	106	20%
Sandisfield	5	2	40%	348	83	24%
Sheffield	219	128	59%	1,165	386	33%
Berkshire County	16,885	8,014	47%	37,928	9,891	26%

Source: 2019 American Community Survey Tables DP04, S2503

2.6 Affordable Housing Supply Analysis

This section explores the affordability of housing for Egremont residents and the availability of housing at different price points within the municipality. This is achieved by categorizing the municipality's population based on their annual income, calculating affordable housing costs for each category, and estimating the number of housing units available at, or below, these affordable cost thresholds.

Table 2.23 defines the five income categories Egremont's population is divided into. Note that these categories do not comprise Egremont's entire population, but only those households which make up to 120% of the area median income (AMI); those households at 121% of AMI, or above a \$80,801 income (730 households) are not included. Also note that as Egremont's average household size is approximately two people, the AMI for a two-person household has been used.

Table 2.23 Definition of Income Categories

Income Category	Percent of Area Median Income	Income Range
Middle Income	101% - 120%	\$67,334 - \$80,800
Moderate Income	81% - 100%	\$53,867 - \$67,333
Low Income	51% - 80%	\$33,668 - \$53,866
Very Low Income	30% - 50%	\$20,201 - \$33,667
Extremely Low Income	Under 30%	\$20,200 and below

Source: U.S. Department of Housing and Urban Development 2021 income limits

Table 2.24 estimates the number of Egremont households that are in each income category based on the income categories described in table 2.23.

Table 2.24 Affordable Housing Supply Analysis

Income Category	Egremont Households
Middle Income	35
Moderate Income	60
Low Income	140
Very Low Income	92
Extremely Low Income	21

Source: Berkshire Regional Planning Commission

Housing costs are considered affordable if they account for 30% or less of a household's income. Table 2.25 defines the maximum affordable housing cost for each income category by calculating 30% of each income category's maximum monthly income.

Table 2.25 Affordable Monthly Housing Costs

Income Category	Egremont Households
Middle Income	\$1,554 - \$1,865
Moderate Income	\$1,243 - \$1,553
Low Income	\$777 - \$1,242
Very Low Income	\$466 - \$776
Extremely Low Income	\$465 and below

Source: Berkshire Regional Planning Commission

Table 2.26 and Figure 2.4 show Egremont housing units at different affordable cost brackets and compare this distribution to the number of households in the associated income categories.

The number of existing housing units is calculated by estimating the number of rental and homeowner units with monthly costs that fell within each affordable monthly housing cost range. Note that "existing" should not be confused with "available", as the units in this analysis are occupied and not on the market.

Also, although housing units with monthly costs below the affordable range for any given income segment would clearly be affordable for that segment – for example housing units with monthly costs falling in the affordable monthly housing cost range for extremely low income households would obviously be affordable for middle income households – for the purpose of this analysis, only units that

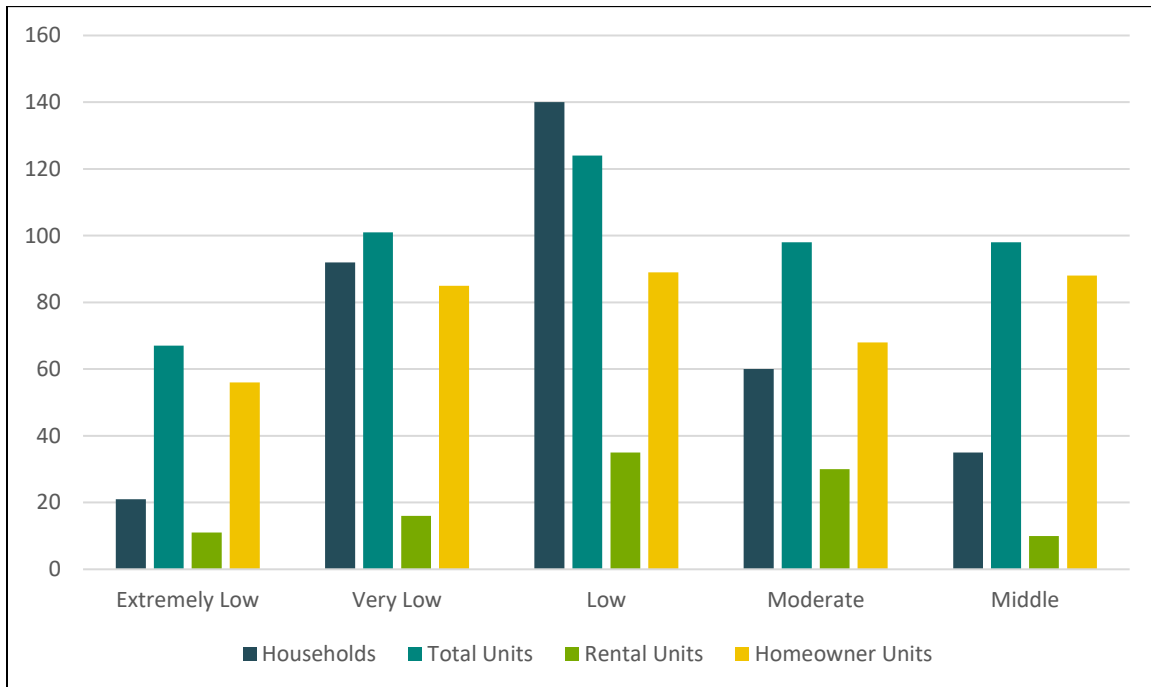
fall within the boundaries of the affordable monthly housing cost range for any one income category are considered.

As can be seen from the table and chart below, the distribution of Egremont housing unit costs is greater than the availability of household income in every income category except for the extremely low income segment, where there is a lack of units relative to households. Additionally, while it appears there is adequate housing, the majority of housing is composed of homeowner units, with few rental units available, especially in the moderate and middle income cost brackets.

Table 2.26 - Egremont: Housing Cost Distribution

Income Category	Egremont Households	Rental Units within Cost Bracket	Homeowner Units within Cost Bracket	Total Housing Units within Cost Bracket	Difference
Middle	35	10	88	98	+63
Moderate	60	30	68	98	+38
Low	140	35	89	124	-16
Very Low	92	16	85	101	+9
Extremely Low	21	11	56	67	+46

Source: Berkshire Regional Planning Commission

Figure 2.4 - Egremont: Housing Cost Distribution


Source: Berkshire Regional Planning Commission

Table 2.27 shows existing affordable housing units in Egremont for each of the income category. While the data is largely the same as in the above paragraphs, the key difference is that now each income category encompasses those below it.

For instance, the number of households in the very low income segment also includes those in the extremely low income segment. This methodology is the same for the number of affordable rental units, affordable homeowner units, and total affordable units. This has been done to calculate a difference column that more accurately represents the surplus or deficit of affordable housing units for households

earning at, or below, a certain income limit. This is necessary to avoid overstating the existence of affordable units for a given income segment by failing to account for housing needs of households in lower income segments.

For every income category except the extremely low income segment, there exists a sizable surplus of affordable housing units in Egremont, at least on paper. Additionally, for each higher income segment, the surplus increases, indicating that a household's ease of finding affordable housing in Egremont is positively, and negatively, correlated to its income.

Table 2.27 - Egremont: Housing Affordability

Income Category	Egremont Households	Affordable Rental Units	Affordable Homeowner Units	Total Affordable Units	Difference
Middle	35	102	386	488	+453
Moderate	60	92	298	390	+330
Low	140	62	230	292	+152
Very Low	92	27	141	168	+76
Extremely Low	21	11	56	67	+46

Source: Berkshire Regional Planning Commission

The Department of Housing and Community Development (DHCD) used the 2010 Decennial Census data to tally year-round housing units. Egremont had 596 year-round units that year and none of them are on the subsidized housing inventory from DHCD. This means that none of Egremont's housing stock is considered affordable housing units. This is under the 10% threshold which is mandated by the state. Municipalities have little power to deny 40B development if they are under the 10% threshold. This means that developers can bypass some local planning and zoning regulations if at least 20% of the units they build are deemed affordable. In Massachusetts, more than 80% of cities and towns do not exceed 10% affordable units.

Conclusions and Implications

The key takeaways from this section are that Egremont's population has declined in recent decades and this decline is projected to continue; an additional 23% decline by the year 2040. Beyond the overall decline in population, the population is aging, meaning that the median age has risen over time. There has been an increase in higher earning households in Egremont which has contributed the already limited housing market. Homes in Egremont tend to be at least 3 bedrooms and sell at high price points. The percentage of cost burdened homeowners is higher in Egremont than the percentage

for Berkshire County as a whole. Unless more affordable homes are developed in Egremont these trends will continue and living in Egremont will become even less attainable than it is now.

- Egremont has major housing supply and housing cost issues.
- The Town's population is older and aging; those age cohorts needed to provide labor and population viability are less than state averages.
- Egremont's housing market continues to be a split market, with high-end homes and since COVID-19, few affordable homes or rentals.
- Egremont has extensive acreage not available for housing, such as land in APRs, for which the development rights have been sold, or federal, state, town, or private land in conservancy organizations.
- Buildable land is limited. Land required for a home varies from ½ acre to 4 acres depending on the District.
- Many residents would identify the lack of affordable housing, including rentals, as a main reason Egremont's young people leave town; Egremont has a lower than average percentage of 21-40 year-olds.
- Since COVID-19, housing costs have risen substantially, and many homes are being bought by out-of-towners or second homeowners. It is too early to say if this is a trend or a temporary reaction to COVID-19.

3. Rental Housing Conditions

The occupied Egremont housing stock was composed of 17% renter-occupied units and 83% owner-occupied units. Between 2010 and 2019, the share of renter-occupied units decreased by 2% while owner-occupied units increased by 2%. At the same time, the number of total occupied units increased by 11% or 59 units.

Table 3.1 - Egremont: Percentage of Renter-Occupied vs. Homeowner-Occupied Housing (2010 - 2019)

Housing Type	Percent of Occupied Units (2010)	Percent of Occupied Units (2019)	Percent Change
Owner-Occupied	81%	83%	X
Renter-Occupied	19%	17%	X
Total Occupied Units	553	614	+11%

Source: 2010, 2019 American Community Survey Table S2504

Forty-one percent (41%) of renter-occupied units in Egremont were located in single-family, detached structures and 43% were located in structures with two to four units; the remaining 16% are in structures with 3 or more apartments, the largest proportion of which are in structures with 5 to 9 apartments (12%).

3.1 Overview of Rental Units

Table 3.2 - Egremont: Rental Units of Each Building Type (2010 - 2019)

Building Type	Percent of Occupied Units 2010	Percent of Occupied Units 2019	Percent Change
1 unit, detached	70.9%	41.2%	X
1 unit, attached	0.0%	0.0%	X
2 apartments	13.6%	40.2%	X
3 or 4 apartments	7.8%	2.9%	X
5 to 9 apartments	0.0%	0.0%*	X
10 or more apartments	7.8%	0.0%*	X
Mobile home or other type of housing	0.0%	0.0%	-

Source: 2010, 2019 American Community Survey Table S2504

*2019 ACS data lists the presence of both 5 to 9 and 10 to 19 unit structures in Egremont; this data is a projection and is not verifiable at the local level

Of the 102 occupied rental units in Egremont, only 3%, or 3 units, have been built since 2000. The vast majority of occupied rental units were built prior to 1990 (97%) and are in structures that are thirty years old or more. Older homes, and rental units, tend to be more expensive to maintain and heat, especially if routine maintenance has been neglected in previous decades. Older homes are also more likely to contain toxins, such as lead and asbestos. It is common for rental tenants to pay for all utilities, in addition to their monthly rent.

Table 3.3 - Egremont: Age of Renter-Occupied Housing

Year Rental Unit Built	Number of Units	Percent of Renter-occupied Units
Built 2014 or later	29	2.9%
Built 2010 to 2013	0	0%
Built 2000 to 2009	3	3%
Built 1990 to 1999	0	0%
Built 1980 to 1989	9	9%
Built 1970 to 1979	12	12%
Built 1960 to 1969	0	0%
Built 1950 to 1959	10	10%
Built 1940 to 1949	0	0%
Built 1939 or earlier	68	67%
Total Units	102	100%

Source: 2019 American Community Survey Table B25036

As shown in Table 2.19, renter households tended to have shorter housing tenures compared to owner-occupied households. Fifty-four percent (54%) of renter households moved into their units after 2009, compared to 21% among owner-occupied households. The following table shows when renters moved into their homes.

Table 3.4 - Egremont: Household Tenure for Renters

Year Renter Moved In	Number of Renters	Percent of Total Renters
Moved in 2017 or later	6	6%
Moved in 2015 to 2016	12	12%
Moved in 2010 to 2014	38	37%
Moved in 2000 to 2009	32	31%
Moved in 1990 to 1999	8	8%
Moved in 1989 or earlier	6	6%

Source: 2019 American Community Survey Table B25038

Recent estimates from www.airdna.co show 14 active short-term rentals in the 01258 zip code, which is primarily Egremont (one property within the 01258 zip code is actually in Mount Washington). Of the available rentals listed through either Airbnb or Vrbo, 78% were rentals for an entire home. The remaining 22% were for private rooms. Twenty-eight percent (28%) of the available rentals are for 3-bedroom homes and the average number of guests is seven.

Table 3.5 - Egremont: Rental Vacancy Rate (2010 - 2019)

Rental Vacancy Rate	2010 ACS	2019 ACS
Total vacant housing units	426 units	360 units
Rental vacancy rate	7.2%	0.0%

Source: 2010 and 2019 American Community Survey Table B25004, DP04

3.2 Rental Cost Analysis

Eighteen percent (18%) of Egremont renter households earned less than \$25,000; 35% earned between \$25,000 and \$49,999; 14% earned between \$50,000 and \$74,999; and 28% earned \$75,000 or more.

Table 3.6 - Egremont: Renter Household Income

Household Income	Number of Renter-occupied Households (2019 ACS)	Percent of Total Renter-occupied Households
Less than \$5,000	0	0%
\$5,000 to \$9,999	11	11%
\$10,000 to \$14,999	0	0%
\$15,000 to \$19,999	3	3%
\$20,000 to \$24,999	4	4%
\$25,000 to \$34,999	36	35%
\$35,000 to \$49,999	6	6%
\$50,000 to \$74,999	14	14%
\$75,000 to \$99,000	8	8%
\$100,000 to \$149,999	0	0%
\$150,000 or more	20	20%

Source: 2019 American Community Survey Tables B25118

Eighty-nine percent (89%) of Egremont renter households paid some cash rent, rather than providing some services in lieu of cash rent. Forty-seven percent (47%) paid less than \$1,000 per month, and 53% paid between \$1,000 and \$1,999 per month. The median monthly rent paid was \$1050.

Table 3.7 - Egremont: Monthly Housing Costs for Renters

Monthly Housing Costs	Total Renter-Occupied Households	Percent
Less than \$500	11	12.0%
\$500 to \$999	32	34.8%
\$1,000 to \$1,499	39	42.4%
\$1,500 to \$1,999	10	10.9%
\$2,000 to \$2,499	0	0.0%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	\$1050	-
No rent paid	10	10.9%

Source: 2019 American Community Survey Table DP04

Between 2010 and 2019, Egremont renter households paid more in rent. In 2010, it was estimated that four rental households in Egremont paid over \$1,500 but by 2019 that number had increased to 10 households. More tellingly, the median rent increased by 24% during this period, from \$844 in 2010 to \$1,050 in 2019.

Table 3.8 - Egremont: Change in Gross Rent Paid (2010 - 2019)

Gross Rent	Number of Renters (2010)	Number of Renters (2019)	Percent Change
No Rent Paid	8	10	+25%
\$1 to \$499	0	11	NA
\$500 to \$999	52	32	-38%
\$1,000 to \$1,499	39	39	No change
\$1,500 or more	4	10	+150%

Source: 2010, 2019 American Community Survey Table DP04

The vast majority (83%) of renters in Egremont were cost burdened. All rental householders between ages 15 and 24 were cost burdened (three renters total). Of the cohort age 65 and over, no renters experienced housing cost burden. The 35 to 64 age cohort represents the largest renting cohort (68 renters; 67% of all renters); 72% of these renters experience a housing cost burden.

Table 3.9 - Egremont: Age of Rental Householder Paying 30% or More for Rent

Age of Rental Householder	Number of Renters Paying 30-34.9% of Income in Rent	Number of Renters Paying 35%+ of Income in Rent	Percent of Renters Paying 30%+ of Income in Rent*
15-24 years old	3	0	100%
25-34 years old	0	2	10%
35-64 years old	23	26	72%
65+ years old	0	0	0%

Source: 2019 American Community Survey Table B25072

*These percentages represent the percent of renters by age cohort, not a percent of total renters.

3.3 Affordable Rental Housing Stock

The Massachusetts Department of Housing and Community Development (DHCD) estimated Egremont had 0 subsidized rental units as of December 21, 2020.

Table 3.10 - Egremont: Subsidized Rental Housing Stock

Subsidized Rental Housing Stock	Number of Units	Percent of Renter-occupied Units
Renter-occupied Units (2019 ACS)	103	100%
Subsidized Rentals (DHCD 2020 SHI)	0	0%

Source: 2019 American Community Survey Table S2504; Massachusetts Department of Housing and Community Development Subsidized Housing Inventory as of 11/2/2021

An indicator of need is an increase of more than 50% in median market rents. Between 2010 and 2019, the median gross rent in Egremont increased by 24%. This was a greater change than the increase of 22% for Berkshire County, and less than the increase of 27% for Massachusetts as a whole. However, while Egremont's median rent of \$1050 was below that of Massachusetts, it was higher than that of Berkshire County.

Table 3.11 - Egremont, Berkshire County, and Massachusetts: Rental Expense (2010 - 2019)

Municipality	Median Rent 2010	Median Rent 2019	Percent Change
Egremont	\$844	\$1,050	+24%
Berkshire County	\$715	\$872	+22%
Massachusetts	\$1,006	\$1,282	+27%

Source: 2019 American Community Survey Table DP04

As of November 2021, there was one rental unit in Egremont listed on Zillow.com or Craigslist.com. These two sites are not the only means of finding rental housing opportunities, but they provide an indication of how limited rental housing in Egremont was as of this date.

An indicator of need is when more than 50% of renters pay at least 30% of their income in rent. In Egremont in 2019, 59% of renter households were considered cost burdened. This was a 29% decrease from the 2010 rate.

Table 3.12 - Egremont: Rent as a Percentage of Income (2010 - 2019)

Rents as a Percentage of Income	2010 ACS	Percent of Total (2010 ACS)	2019 ACS	Percent of Total (2019 ACS)	Percent Change
Occupied units paying rent	95	100%	92	100%	-3%
Paying 30% or more of income in rent	79	83%	54	59%	-29%

Source: 2010 and 2019 American Community Survey Table DP04

Another major indicator of housing costs to affordability is to compare the median-cost rental in a municipality to what is 30% of a municipality's average wage; any number above this 30% indicates rental costs are not affordable. The median rental amount is subtracted from the affordable rent to reach the affordability gap. As shown in Table 3.13, Egremont as a municipality does not demonstrate need by this first indicator, as the affordable rent at 30% of income is higher than the median gross income for all jobs, service-providing jobs, and goods-producing jobs. The affordability gap for all job types is positive.

Table 3.13 - Egremont: Rent Compared to Local Wages

Job Type	Average Monthly Wage	Affordable Rent at 30% of Income	Median Gross Rent	Affordability Gap
All Jobs	\$554 x 4 weeks = \$2,216	\$665	\$1,050	\$385
Service-Providing Jobs	\$543 x 4 weeks = \$2,172	\$652	\$1050	\$398
Goods-Producing Jobs	\$1,225 x 4 weeks = \$4,896	\$1,469	\$1050	\$501

Source: 2019 American Community Survey Table DP04; 2019 Massachusetts Department of Labor and Workforce Development ES-202 Annual Report

<https://lmi.dua.eol.mass.gov/lmi/EmploymentAndWages/EAWResult?A=05&GA=000392&Y=2019&P=00&O=00&I=10~0&lopt=2&Dopt=TEXT>

Note: A positive affordability gap indicates that the affordable rent at 30% of income is higher than the median gross rent, and a negative affordability gap indicates the opposite

Conclusions and Implications

The most common type of housing structure containing apartments in Egremont were structures with three or four apartments (39%). Few rental units have been built in the last twenty years – only 5% of the total rental units. A quick search on Zillow.com and Craigslist.com yields no available rentals which demonstrates how limited rental housing options are in Egremont. To combat some of the negative trends shown earlier in this assessment, such as an aging population, more rental options need to be available. This will attract younger people and families of modest means who cannot afford to buy a home in Egremont.

- Few if any new rentals on coming on the market; the available supply is limited and expensive.
- The financial burdens of renting have risen, denying many renters the likely ability to have financial security.
- Former rental stock is being taken off the market, possible for home ownership or sale or use as seasonal or short-term rentals.

4. Owner Housing Conditions

In both 2010 and 2019, the vast majority of Egremont's homeownership housing stock was single-family residences (98%). The remaining homeownership housing stock was in 2-unit structures.

Table 4.1 - Egremont: Building Type of Owner-Occupied Housing Units (2010 - 2019)

Building Type	2010 ACS	2019 ACS	Percent of Total (2019 ACS)	Percent Change
Single-Family Detached	389	503	98%	+29%
Single-Family Attached	26	0	0%	-
2 Units	26	9	2%	-65%
3 or 4 Units	0	0	0%	-
5-9 Units	9	0	0%	-
10-19 Units	0	0	0%	-
20-49 Units	0	0	0%	-
50+ Units	0	0	0%	-
Mobile Home	0	0	0%	-
Boat, RV, van, etc.	0	0	0%	-
Owner-occupied Units	450	512	100%	+14%

Source: 2010, 2019 American Community Survey Table B25032

4.1 Homes for Sale

As of November 2021, there were 15 homes listed for sale in Egremont found on www.Zillow.com which ranged in price from \$159,000 to \$4,400,000. Additionally, there were seven buildable lots available for purchase. One of the total 15 active listings was in excess of \$4,000,000. When this outlying property is removed from the equation, the average listed price for a home was \$744,143 and the median listed price was \$614,000.

Table 4.2 - Egremont: Homes Listed for Sale (November 2021)

Address	Number of Bedrooms	List Price
58 Main St	2	159000
64 Creamery Rd	2	260000
155 Hillsdale Rd	2	489000
2 W View Rd	3	525000
17 Sheffield Rd	5	585000
58 Creamery Rd	3	599000
18 Creamery Rd	1	599000
1 Undermountain Rd	3	629000
195 Hillsdale Rd	4	630000
119 Egremont Plain Rd	4	695000
39D Main St	3	899000
6 Oxbow Rd	4	979000
204 Hillsdale Rd	4	1375000
30 Pinecrest Hill Rd	3	1995000
20 Jug End Rd	5	4400000

Source: Zillow.com accessed on 11/2/2021

Table 4.3 - Egremont: Listed Homes by Number of Bedrooms (November 2021)

Number of Bedrooms in Home	Number of Homes Listed	Average List Price
5	2	\$2,492,500
4	4	\$919,750
3	5	\$929,400
2	3	\$302,667
1	1	\$599,000

Source: Zillow.com accessed on 11/2/2021

The *South Berkshire County, MA - Residential Real Estate Report* from Berkshire Realtors compared real estate metrics from February of 2020 with February of 2021, which showed some of the impacts of COVID-19 on the housing market. The report summary showed increased number of listings, active listing count, and active listing volume and decreased median listing price and new listing volume. Additionally, homes were staying on the market longer than in February of 2020. A copy of the report is attached as Appendix A.

4.2 Value of Homes

In 2020, the median home price in Egremont was \$457,500, the median single-family home price was \$680,000, and the median condominium price was not tabulated for that year, as it is not clear Egremont has any condominiums. These figures were 108% and 173% higher than the respective overall Berkshire County prices.

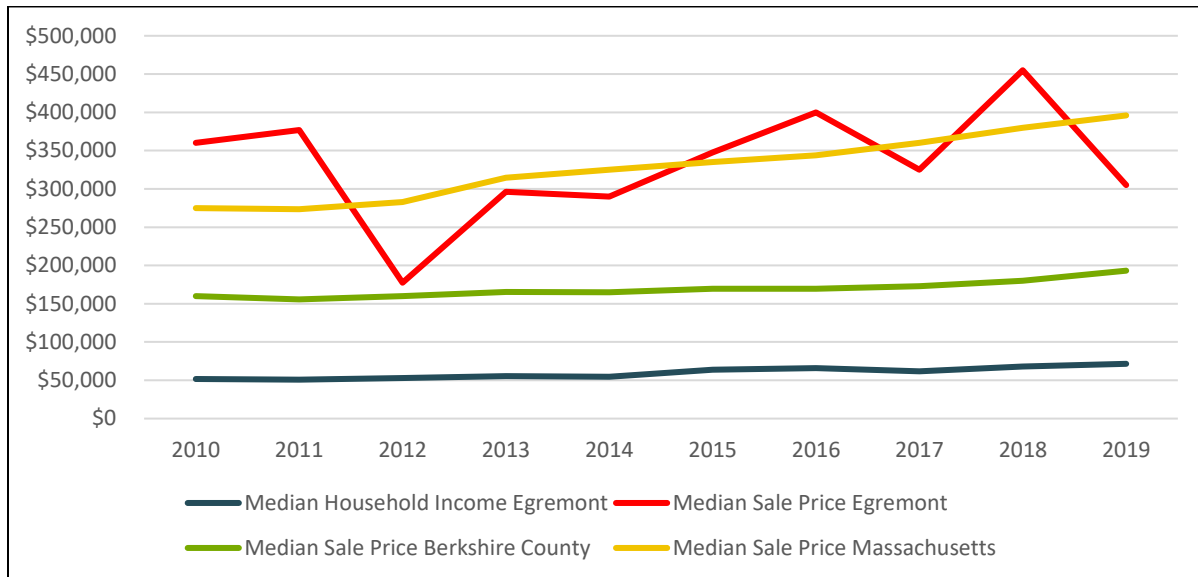
Table 4.4 - Southern Berkshire County: Median Home Value (2020)

Municipality	Median Sales Price: All	Median Sales Price: Single-Family Home	Median Sales Price: Condominium
Egremont	\$457,500	\$680,000	-
Alford	\$630,000	\$714,000	-
Great Barrington	\$376,000	\$425,000	\$355,000
Monterey	\$492,000	\$522,000	-
Mount Washington	\$475,000	\$500,000	-
New Marlborough	\$451,500	\$460,000	-
Otis	\$202,450	\$339,999	-
Sandisfield	\$172,100	\$285,500	-
Sheffield	\$299,000	\$365,000	-
Berkshire County	\$220,000	\$249,450	\$285,000

Source: Banker and Tradesman

Figure 4.1 shows median sales prices from 2010 to 2019 compared to household income. In Egremont, median household income has increased 38% since 2010 while the median sales price has fluctuated dramatically (due to the relatively few number of sales in a given year).

Figure 4.1 - Egremont: Median Sales Price Compared to Household Income (2010-2019)



Source: Banker and Tradesman, 2010-2019 American Community Survey Table S2503

4.3 Seasonal Housing

The number of seasonal housing units has varied significantly over the past 30 years. Although there were 38% fewer seasonal housing units in 2019 (252) than in 2010 (404), that 2020 unit total seems to be an outlier. The percent change in seasonal units from 1990 to 2019 is a much lower 12% decrease.

Seasonal Vacant Units. Seasonal housing units are those intended for occupancy only during certain seasons of the year and are found primarily in resort areas. Housing units held for occupancy by migratory labor employed in farm work during the crop season are tabulated as seasonal. As of the first quarter 1986, vacant seasonal mobile homes are being counted as a part of the seasonal housing inventory.

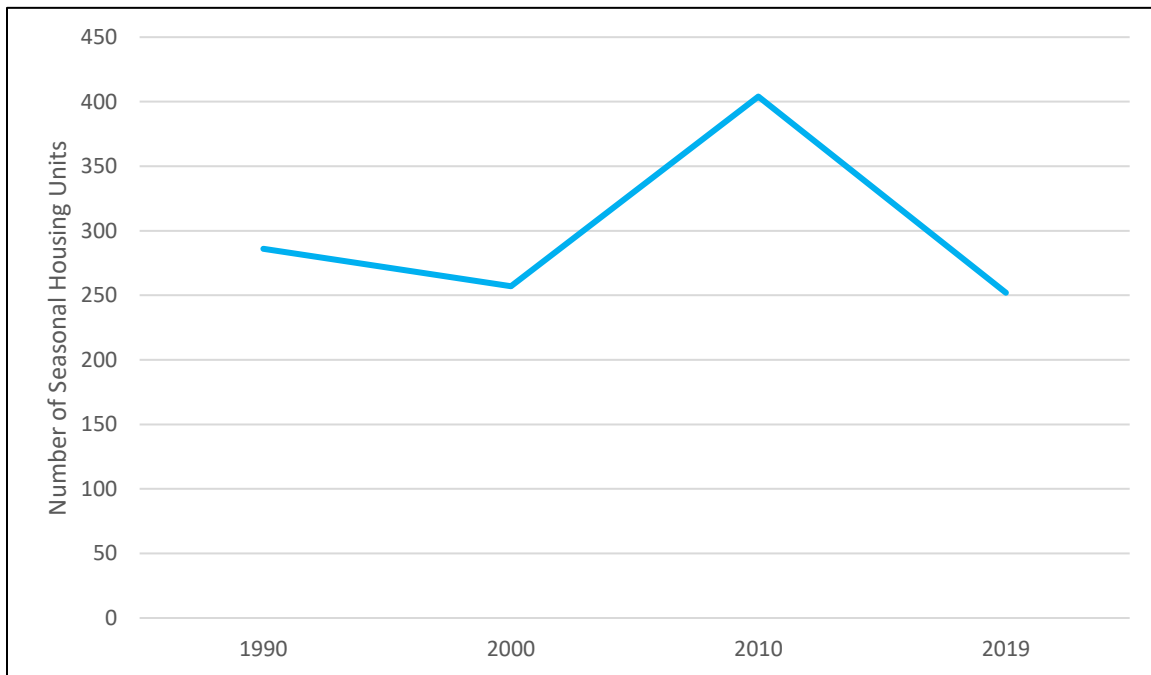
Source: <https://www.census.gov/housing/hvs/definitions.pdf>

Table 4.5 - Egremont: Seasonal Housing (1990 - 2019)

	1990 Census	2000 Census	2010 Census	2019 ACS	Percent Change since 1990	Percent Change since 2010
Number of Units	286	212	404	252	-12%	-38%

Source: 1990, 2000, <https://www.nhgis.org/>; 2010 and 2019 American Community Survey Table B25004

Figure 4.2. - Egremont: Seasonal Housing (1990 - 2019)



Source: 1990, 2000, 2010 Decennial Census Table SF1; 2019 American Community Survey Table B25004

4.4 Affordability of Home Ownership

Table 4.6 uses the median household income of Egremont and the surrounding municipalities to derive an affordable home price for each municipality; this affordable home price for each municipality is then compared to the median sales price of a home in each municipality.

The affordable home price is calculated using a utility provided by Nerdwallet.com, and the input parameters are as follows: a target debt-to-income ratio of 30%, a 30-year loan term, a credit score between 690 and 719, and minimum monthly debt payments of \$500. Additionally, the utility generated the following assumptions based on the municipality: property taxes of 1.18% (\$348 a month/\$4,176 a year), and homeowners' insurance of \$96 a month/\$1,152 a year. The median sales price is then subtracted from the affordable price to get the affordability gap. A positive affordability gap indicates that the median sale price is below the affordable price, and a negative affordability gap indicates that the median sales price is above the affordable price. Egremont had a negative affordability gap of \$187,062. This was in line with the surrounding municipalities listed in Table 4.6, which had negative

affordability gaps of greater than \$100,000. Additionally, this was a much more pronounced gap than the whole of Berkshire County, which had a negative affordability gap of \$19,294.

Table 4.6 - Southern Berkshire County: Affordability of Homes

Municipality	Median Household Income	Affordable Price	Median Sale Price	Affordability Gap
Egremont	\$71,528	\$270,438	\$457,500	-\$187,062
Alford	\$106,667	\$469,982	\$630,000	-\$160,018
Great Barrington	\$55,478	\$179,432	\$376,000	-\$196,568
Monterey	\$79,038	\$313,021	\$492,000	-\$178,979
Mount Washington	\$66,250	\$240,511	\$475,000	-\$234,489
New Marlborough	\$71,250	\$268,861	\$451,500	-\$182,639
Otis	\$87,868	\$310,198	\$202,450	+\$107,748
Sandisfield	\$71,023	\$363,088	\$172,100	+\$190,988
Sheffield	\$86,184	\$353,540	\$299,000	+\$54,540
Berkshire County	\$59,230	\$200,706	\$220,000	-\$19,294

Source: 2019 American Community Survey Table S1901; Banker and Tradesman; Nerdwallet.com house affordability calculator <https://www.nerdwallet.com/mortgages/how-much-house-can-i-afford/calculate-affordability>

Note: A positive affordability gap indicates that the affordable price is higher than the median sales price, and a negative affordability gap indicates the opposite.

In 2010, 54% of Egremont homeowner households with a mortgage paid more than 30% of their income towards housing costs. By 2019, this share had increased to 61% for all housing units with a mortgage.

Table 4.7 - Egremont: Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income (2010 - 2019)

Percent of Income Paid Towards Housing Costs	2010	2019	Percent of Total (2019)	Percent Change
Less than 10.0 percent	18	37	12%	+106%
10.0 to 14.9 percent	20	28	9%	+40%
15.0 to 19.9 percent	15	46	15%	+207%
20.0 to 24.9 percent	29	52	17%	+79%
25.0 to 29.9 percent	22	32	10%	+45%
30.0 to 34.9 percent	15	32	10%	+113%
35.0 to 39.9 percent	39	18	6%	-54%
40.0 to 49.9 percent	19	45	14%	+137%
50.0 percent or more	59	25	8%	-58%
Not computed	0	0	0%	-
Housing Units with a Mortgage	236	315	-	+33

Source: 2010, 2019 American Community Survey B25091

Only 4% of Egremont owner-occupied households earned less than \$25,000, 19% earned between \$25,000 and \$49,999, 27% earned between \$50,000 and \$74,999, and 50% earned \$75,000 or more.

Table 4.8 - Egremont: Household Incomes of Householders

Household Income	Number of Owner-occupied Households	Percent of Total Owner-occupied Households
Less than \$5,000	0	0.0%
\$5,000 to \$9,999	3	0.6%
\$10,000 to \$14,999	0	0.0%
\$15,000 to \$19,999	4	0.8%
\$20,000 to \$24,999	13	2.5%
\$25,000 to \$34,999	39	7.6%
\$35,000 to \$49,999	59	11.5%
\$50,000 to \$74,999	138	27.0%
\$75,000 to \$99,999	108	21.1%
\$100,000 to \$149,999	39	7.6%
\$150,000 or more	109	21.3%
Total	512	100%

Source: 2019 American Community Survey Table B25118

Tables 4.9 and 4.10 calculate the monthly mortgage payments needed at various interest rates, along with a 10% or 20% down payment to purchase a home at the Egremont median sale price found in Table 4.6. The tables then estimate the percent of renter households in Egremont who could afford these payments without incurring a housing cost burden, that is paying more than 30% of household income in payments.

The monthly mortgage payment is calculated using a utility provided by Zillow.com, and the input parameters are as follows: 30-year fixed loan program, 1.18% property tax rate (taken from Nerdwallet.com utility used for Table 4.6), and \$1,152 in annual home insurance costs (taken from Nerdwallet.com utility used for Table 4.6)

The monthly income needed to afford the payment without incurring a housing cost burden is calculated by dividing the monthly mortgage payment by 30% to find the income level at which the payment would equal only 30%.

The percent of Egremont renters who could afford the mortgage payment is found by estimating how many renter households have monthly incomes greater than the monthly income needed to afford the payment without incurring a housing cost burden.

With a 10% down payment, less than 25% of Egremont renter households could afford the monthly mortgage payment needed to purchase a home worth the median sale price at any reasonable interest rate. Increasing the down payment to 20%, still only 26% of renter households could afford the monthly payment at the lowest interest rate of 2%, and less than 25% of renter households could afford the monthly payment at higher interest rates.

Table 4.9 - Egremont: Mortgage Payment Affordability with 10% Down Payment

Interest Rate	Monthly mortgage payment	Monthly income needed to afford payment without housing cost burden	Percent of Egremont renters who can afford
2%	\$2,270	\$7,559	23.7%
3%	\$2,484	\$8,272	22.4%
4%	\$2,723	\$9,068	21.0%
5%	\$2,968	\$9,883	19.2%
6%	\$3,226	\$10,743	17.8%
7%	\$3,497	\$11,645	16.0%
8%	\$3,779	\$12,584	14.2%

Source: Zillow.com mortgage payment calculator <https://www.zillow.com/mortgage-calculator/>; 2019 American Community Survey B25118, Banker & Tradesman

Table 4.10 - Egremont: Mortgage Payment Affordability with 20% Down Payment

Interest Rate	Monthly mortgage payment	Monthly income needed to afford payment without housing cost burden	Percent of Egremont renters who can afford
2%	\$1,908	\$6,354	26.0%
3%	\$2,098	\$6,986	25.1%
4%	\$2,302	\$7,666	23.7%
5%	\$2,520	\$8,392	22.4%
6%	\$2,749	\$9,154	20.6%
7%	\$2,990	\$9,957	19.2%
8%	\$3,240	\$10,789	17.4%

Source: Zillow.com mortgage payment calculator <https://www.zillow.com/mortgage-calculator/>; 2019 American Community Survey B25118, Banker & Tradesman

Conclusions and Implications

There is a discrepancy between the estimated median home sale price from Banker and Tradesman (\$299,000) and the median home sale price found on Zillow.com of homes that are currently listed (\$502,500). Since the information from Zillow.com uses active listings, this will be the focus of this summary. Most of the active listings are in excess of \$400,000 which greatly limits prospective home buyers. However, there are thirty homes that are part of the Department of Housing and Urban Development's subsidized housing inventory. This shows that there are some affordable homes in Egremont by this is only about 2% of the total housing stock. Being under the date mandated 10% affordable units makes the Town vulnerable to unfriendly 40B development.

- Much of Egremont's housing stock is older, 50years+ in age, and likely in need of some level of repair.

- Few if any homes are being built other than for individual usage and these tend to be “high-end” homes; many of these are being built by 2nd homeowners or new retirees to the area.
- The number of homes for sale has dropped substantially with few homes priced in the middle range. During COVID-19, homes have been bought unseen and for over asking price. It is unclear if this price increase and buying behavior will continue.
- The financial burdens of homeowners have risen, denying many homeowners the likely ability to have financial security.
- 40% of Egremont residents are classified as Low-to-Moderate Income (LMI) making self-funding of an accessory apartment or home unlikely without financial assistance.
- There are no mechanisms in Egremont, such as the CPA, Housing Trust, Housing Authority, etc. to provide management and/or financial support increasing the Town’s available housing/rental stock.

5. Senior Housing Profile and Need

In 2019, there was a total of 391 residents aged 65 and over. Of this age cohort, 216 residents were householders. Ninety-five percent (95%) of these householders were homeowners and the remaining 5% were renters.

Table 5.1 - Egremont: Age Distribution of Senior Householders by Home Type

Householder Age	Number of Renters	Percent of Total Seniors	Number of Owners	Percent of Total Seniors
65-74 years old	3	<1%	105	27%
75-84 years old	7	2%	80	20%
85 years old and older	0	0%	21	5%
Total	10	2.5%	206	53%

Source: 2019 American Community Survey Table B25007, 2019 American Community Survey Table DP05

The population age 65 and over increased by 18% between 2010 and 2019 and is projected to increase an additional 5% over 2019 levels by 2035. This will result in the 65 and over age cohort comprising 49% of Egremont's total projected population.

Table 5.2 - Egremont: Senior Population and Projections (2010 - 2035)

Age Group	2010 ACS	2019 ACS	2035 Population Projections	Percent of Total Population (2035)	Percent Change 2019 - 2035
65-74 years old	158	188	185	22%	-2%
75-84 years old	135	149	158	19%	+6%
85 years old and older	37	54	68	8%	+26%
Total	330	391	411	49%	+5%

Source: 2010 United States Decennial Census Table SF1; 2019 American Community Survey Table DP05; UMASS Donahue Institute Population Projections

Nine (9%) of Egremont senior households earned less than \$25,000; 19% earned between \$25,000 and \$49,999; 4% earned between \$50,000 and \$74,999; 35% earned \$75,000 or more; and 31% had incomes of \$100,000 or more.

Table 5.3 - Egremont: Household Incomes of Senior Households

Income & Benefits	2019	Percent of Total Seniors
Less than \$10,000	3	0.8%
\$10,000 to \$14,999	0	0.0%
\$15,000 to \$19,999	3	0.8%
\$20,000 to \$24,999	17	4.3%
\$25,000 to \$29,999	3	0.8%
\$30,000 to \$34,999	3	0.8%
\$35,000 to \$39,999	3	0.8%
\$40,000 to \$44,999	16	4.1%
\$45,000 to \$49,999	13	3.3%
\$50,000 to \$59,999	12	3.1%
\$60,000 to \$74,999	56	14.3%
\$75,000 to \$99,999	37	9.5%
\$100,000 to \$124,999	6	1.5%
\$125,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	10	2.6%
\$200,000 or more	34	8.7%

Source: 2019 American Community Survey Table B19037

The National Investment Center for Seniors Housing & Care (NIC) provided a grant to NORC at the University of Chicago¹¹ to fund research on senior housing. The resulting report, *The Forgotten Middle: Many Middle-Income Seniors Will Have Insufficient Resources For Housing And Health Care*¹², focuses on baby boomers who, when age of 75 and older, will neither qualify for Medicaid nor be able to afford today's private-pay seniors housing and care options. The minimum amount that such a senior will need to be able to afford assisted living as it is priced today, as well as out-of-pocket medical expenses is \$60,000. Here are a few key findings:

- The number of middle-income seniors will nearly double to 14.4 million by 2029 (43% of all seniors)
- Seniors will be more diverse and more educated than today's senior cohorts
- 67% will have three or more chronic conditions

¹¹ "the nonpartisan and objective research organization NORC and the University of Chicago"

¹² <https://www.healthaffairs.org/doi/full/10.1377/hlthaff.2018.05233>

- 60% will have mobility limitations
- 20% will be defined as “high needs”
- 7.8 million (54%) will have less than \$60,000 annual financial resources, even when including housing equity. This group grows to 11.6 million (81%) when excluding housing equity.¹³

Currently, in Massachusetts, a single-person household must have an annual income of \$16,971 or less to be eligible for Medicaid; a two-person household must have an annual income of \$22,930 or less to be eligible. Medicaid can provide long-term care for seniors who earn low income, but there is a large gap between those who earn income low enough to be eligible and the number of seniors who can pay for out-of-pocket medical expenses. In this regard, the “forgotten middle” are currently seniors earning between \$16,972 and \$60,000 annually. In Egremont, an estimated 65 seniors would be in this income category, which comprises 17% of the total senior population.

Senior homeowners in Egremont are likely to have longer housing tenures, with 44% having moved into their homes before 1990 and 70% having moved into their homes before 2000. In today’s housing market, long tenure likely means appreciated home values. Every senior renter in Egremont moved into their home before 2010.

¹³ <https://www.nic.org/blog/health-affairs-launches-the-forgotten-middle/>

Table 5.4 - Egremont: Tenure by Year Senior Householder

Year Moved into Home	Number of Renters	Percent of Senior Renters	Number of Owners	Percent of Senior Owners
2017 or later	0	0%	4	2%
2015 to 2016	0	0%	3	1%
2010 to 2014	0	0%	4	2%
2000 to 2009	4	40%	51	25%
1990 to 1999	0	0%	54	26%
1989 or earlier	6	60%	90	44%
Total	10	100%	206	100%

Source: 2019 American Community Survey Table B25128

In 2019, none of the Egremont senior renter households were cost burdened, which compares with 51% of senior renter households in Berkshire County.

Table 5.5 - Egremont: Percentage of Senior Renters' Income Spent on Housing Costs

Senior Renters' Income Spent on Housing Costs	2019	Percent
Number paying 30% or more of income in rent	0	0%
Total Senior (65+ years) renters	10	100%

Source: 2019 American Community Survey Table B25072

Twenty-four percent (24%) of Egremont senior homeowner households were cost burdened. This compares with 28% of senior homeowner households in Berkshire County.

Table 5.6 - Egremont: Percentage of Senior Owners' Income Spent on Housing Costs

Amount Spent on Housing Costs	2019	Percent
Less than 20.0%	116	56%
20.0 to 24.9%	28	14%
25.0 to 29.9%	12	6%
30.0 to 34.9%	3	1%
35.0% or more	47	23%
Not computed	0	0%
Total Senior (65+ years) Owners	206	100%

Source: 2019 American Community Survey Table B25093

In Egremont, 54% of seniors had some disability or limitation. Among these, the most common were hearing difficulties at 16% of seniors, independent living difficulties at 12%, and ambulatory difficulties at 11% of seniors. There are seniors who have more than one disability or limitation.

Table 5.7 - Egremont: Seniors with Disabilities or Limitation

Disability or Limitation	2019	Percent of All Seniors
Hearing Difficulty	77	20%
Vision Difficulty	2	0.5%
Cognitive Difficulty	29	7%
Ambulatory Difficulty	35	9%
Self-Care Difficulty	19	5%
Independent Living Difficulty	22	5.5%
Total	184	47%

Source: 2019 American Community Survey Table S1810

Note: The total figure, a sum of the distinct disability categories, may be overstated as some residents may belong to more than one category.

Conclusions and Implications

In Egremont, almost a third of the total population are senior citizens age 65 and over. This number is projected to increase to approximately 45% of the total population by the year 2035. The vast majority of this age cohort are homeowners (89%). A common trend seen throughout Berkshire County is seniors who want to “age in place” but due to physical limitations cannot maintain their homes so they are forced to relocate. As mentioned earlier in this assessment, most home in Egremont are 3-bedrooms which is beyond the needs of most seniors. And, there are no current rental options available for seniors who may want to relocate to a smaller, more manageable home. Only 11% of seniors rent homes but out of that population, almost half are cost burdened. Egremont has adopted several Zoning By-Law amendments to allow for greater housing diversity in town. Current zoning allows for more housing options than are currently available which would better accommodate senior residents.

- Many residents, especially seniors, own their own homes and have done so for years. With increases in home values, it is likely their home may be their major financial asset. However, federal tax laws may make it a financial burden to sell and move into a smaller home, if one were available.
- The financial burdens of homeownership have risen, denying such owners the likely ability to have financial security, especially if a senior is has limited income based primarily on Social Security.

6. Special-Needs Housing

Thirteen percent (13%) of Egremont residents had some disability or limitation. Among these, the most common were hearing difficulties at 6% of the population and cognitive difficulties at 5% of the population. As reviewed in Section 5, 47% of seniors had some disability or limitation in 2019. Among these, the most common were hearing difficulties at 20% of seniors, in ambulatory difficulties, at 9%, and cognitive difficulties at 7% of seniors. There are seniors who have more than one disability or limitation. These numbers do not include temporary disabilities, such as a broken wrist from a slip on ice or broken ribs from a fall.

Table 6.1 - Egremont: Residents with Disabilities or Limitations

Disability or Limitation	2019	Percent of Total Population
Hearing Difficulty	85	6%
Vision Difficulty	14	1%
Cognitive Difficulty	67	5%
Ambulatory Difficulty	55	4%
Self-Care Difficulty	32	2%
Independent Living Difficulty	41	4%
Total	294	22%

Source: 2019 American Community Survey Table S1810

Note: The total figure, a sum of the distinct disability categories, may be overstated as some residents may belong to more than one category.

Egremont's housing stock is older and is primarily single-family homes, typically having two floors with stairs. Such housing is likely to be unsuitable for residents with certain special needs, without modifications, retrofitting with some adaptive equipment, and/or restricting living space to the first floor.

Conclusions and Implications

Housing in Egremont is predominantly 3-bedroom, single family, detached dwellings. Many containing stairs to multiple levels of the home. There is a shortage of homes that are ADA compliant which will force some residents to leave Egremont when their homes are no longer conducive to their needs. This is especially prevalent in the senior population.

7. Seasonal Housing Needs

In 2019, Egremont's peak employment month was January with 1,636 people employed. The lowest number of employees was recorded in August with 1,437 employed. This contrasts with an increase in Berkshire County employment of 5% over the same period, indicating that seasonal industries are less important to Egremont's employment than that of Berkshire County as a whole. Furthermore, the Census Bureau tracks seasonal housing units by vacancy rate, which made up 19% of Egremont's vacant housing stock in 2019.

Table 8.1 - Egremont and Berkshire County: Seasonal Employment

Seasonal Employment	Egremont 2019	Berkshire County 2019
January Employment	1,636	59,638
August Employment	1,437	62,690
Percent Change	-12%	5%

Source: Massachusetts Department of Labor and Workforce Development ES-202

<https://lmi.dua.eol.mass.gov/lmi/EmploymentAndWages/EAWResult?A=05&GA=000392&Y=2019&P=00&O=00&I=10~0&lopt=1&Dopt=TEXT>

Table 8.2 - Egremont and Berkshire County: Seasonal Housing

Seasonal Housing	Egremont 2019	Berkshire County 2019
Total Housing Units	974	69,079
Seasonal, Recreational, or Occasional Use (vacant)	252	8,551
Percent Seasonal	26%	12%

Source: 2019 American Community Survey Table B25004, DP04

Conclusions and Implications

- Some homes, when purchased, rather than rented or used for the individual's usage, are removed from the long-term rental stock, and rented as vacation rentals and/or short-term rentals (STRs). This assessment identifies 39 such homes.
- The Town assesses a STR tax but has no regulations on STR.

8. Resource Guide

8.1 Housing Partnerships

Berkshire County Regional Housing Authority

Berkshire County Regional Housing Authority has programs for rental tenants, landlords, and homeowners. The Authority's services include:

Legal, Housing, and Consumer Counseling – Includes counseling on landlord/tenant law, fair housing laws, foreclosure laws, lead paint law, housing rehabilitation law, financial assistance, subsidized and public housing resources, budgeting and financial planning assistance, and housing search strategies.

Tenancy Preservation Program (TPP) – Homeless prevention program that works with individuals and families facing eviction as a result of behaviors related to a disability. TPP assists the tenant and the property owner to determine whether the disability can be reasonably accommodated, and the tenancy preserved. If tenancy cannot be preserved, TPP coordinates the tenant's transition to a more appropriate placement.

Dispute Resolution/Mediation Program – Provides community-based and court-connected dispute resolution services for tenants, landlords, homeowners, neighborhoods, consumers, and other stakeholders including mediation, conflict coaching, conciliation and facilitation. The program also offers dispute resolution training courses.

Foreclosure Prevention Counseling/Negotiation/Mediation – Provided in conjunction with the Attorney General's Office of Massachusetts, CHAPA, and the Western Massachusetts Foreclosure Prevention Center. Applicable areas include foreclosure laws, reinstatement and payment plans, budgeting and financial literacy classes, credit restoration, and loan modification options.

Affordable Housing Programs – Administers housing subsidies for 41 Section 8 SRO units in two connected buildings in North Adams.

SSVF – Partnership with Solder On to provide housing assistance to veterans struggling with homelessness or other issues related to housing, health care, or substance abuse.

Contact Information

Brad Gordon, Executive Director

Phone: 413-443-7138 x216

Email: bradg@bcrha.com

Webpage(s): <http://www.bcrha.com/>

Applicable to: residents

Berkshire Housing Development Corporation (BHDC)

Serving all of Berkshire County, BHDC seeks to “improve the quality of life for residents of Berkshire County by increasing affordable housing opportunities; delivering community development programs and projects; and operating a professional management company.” BHCD is the most prominent housing development organization in the region. The organization has the experience and development capacity to provide technical assistance to less experienced groups and developers.

Contact Information

Eileen Peltier, President/CEO

Phone: 413-344-4852

Email: eogden@berkshirehousing.com

Webpage(s): <http://www.berkshirehousing.com/>

Applicable to: municipalities; residents

Berkshire Taconic Community Foundation

Berkshire Taconic Community Foundation works to “strengthen communities through philanthropy and leadership” and ensure “all residents have opportunity for economic mobility and a high quality of life” throughout Berkshire County as well as several regions in Connecticut and New York. The foundation’s HousingUs initiative is a “tri-state collaborative effort of nonprofit organizations and community leaders to promote affordable housing options in towns throughout our region.” The Accessory Apartment Program provides technical assistance as well as funding opportunities in order to promote, package, and build affordable housing.

Contact Information

Peter Taylor, Executive Director

Phone: 413-229-0370 x121

Email: ptaylor@berkshiretaconic.org

Webpage(s):

<https://www.berkshiretaconic.org/bGivebCurrentFutureDonors/DonatetoaFund/HousingUs/AccessoryApartmentProgram.aspx>

Applicable to: municipalities; residents; affordable housing developers

Habitat for Humanity

Habitat for Humanity “partners with people in [local communities], and all over the world, to help them build or improve a place they can call home. Habitat for Humanity’s local affiliates within Berkshire County are the Central Berkshire Habitat for Humanity located in Pittsfield and Northern Berkshire Habitat for Humanity located in North Adams. Programs provided by Habitat and its affiliates include:

Volunteer Income Tax Assistance (VITA) Program – Free federal and state tax preparation for those with household incomes under \$56,000. VITA is funded by the Berkshire United Way and administered by the Central Berkshire Habitat for Humanity.

Neighborhood Revitalization Program – Projects include Brush with Kindness Program (exterior painting and minor repairs), critical home repairs (repairs to alleviate health, life, and safety/code issues), and weatherization (improvements in energy efficiency and indoor air quality).

Contact information

Central Berkshire Habitat for Humanity

Carolyn Valli, CEO

Email: cvalli@berkshirehabitat.org

Phone: 413-442-3181

Webpage(s): <https://berkshirehabitat.org/>

Applicable to: residents

Northern Berkshire Habitat for Humanity

Elisabeth Goodman, President

Email: <http://northberkshirehabitat.org/contact>

Phone: 413-664-4440

Webpage(s): <http://northberkshirehabitat.org/>

Applicable to: residents

Habitat for Humanity International

Phone: 800-422-4828

Email: <https://www.habitat.org/contact/form>

Webpage(s): <https://www.habitat.org/>

Applicable to: residents

Community Development Corporation of South Berkshire

The Community Development Corporation of South Berkshire builds affordable housing and create living-wage jobs by working collaboratively with town governments, open space organizations, and other local nonprofits.

Contact information

Email: info@cdcsb.org

Phone: 413-528-7788

Webpage(s): <https://cdcsb.org/>

Construct Inc. – Great Barrington

“For over fifty years, Construct has been the leader in the fight against homelessness and housing insecurity in the southern Berkshires.

We have over 80 affordable permanent housing options: This includes 20 units that prioritize homeless families and individuals. Of which, 13 are for homeless who need supportive services. In addition, we have 10 units (bedrooms) of transitional housing for homeless men and women.

Construct also provides support services through Cara Davis Project Home – everything from emergency assistance, transitional housing, workforce development, housing, and financial counseling.

Our Board of Directors meets monthly, on the third Wednesday of every month, and annually on the second Wednesday in June. Please contact us for more information if you would like to attend one of these meetings.

Construct is a 501 (3) (c) not for profit organization.”

Contact information

Email: info@constructberkshire.org

Phone: 413-528-1985

Webpage(s): <https://constructinc.org/>

Local Housing Authorities

Adams Housing Authority

Patti Volpi, Executive Director

Phone: 413-743-5924

Email: adamsha@bcn.net

Webpage(s): <http://www.ahauthority.com/Home.aspx>

Dalton Housing Authority

Susan Gregor, Executive Director

Phone: 413-684-2493

Email: SGregory@daltonhousing.org

Webpage(s): <https://www.daltonha.com/>

Great Barrington Housing Authority

Tina Danzy, Executive Director

Phone: 413-274-1142

Email: <https://www.townofgb.org/user/2543/contact>

Webpage(s): <https://www.townofgb.org/housing-authority>

Lee Housing Authority

Deborah Pedercini, Executive Director

Phone: 413-243-3464

E-mail: dpedercini@leehousingauthority.org

Lenox Housing Authority

Barbara Heaphy, Executive Director

Phone: 413-637-5585

E-mail: director.lenoxhousing@verizon.net

Webpage(s): <https://www.townoflenox.com/housing-authority>

North Adams Housing Authority

Jennifer Hohn, Executive Director

Phone: 413-663-5379, ext. 105

Webpage(s): <https://northadamsha.com/>

Pittsfield Housing Authority

Sharon LeBarnes, Executive Director

Phone: 413-443-5936

Email: contact@pittsfieldhousing.org

Webpage(s): <http://pittsfieldhousing.org/>

Stockbridge Housing Authority

Andrea Lindsay, Executive Director

Phone: 413-298-3222

Email: stockbridgeha@gmail.com

Webpage(s): <http://www.stockbridgehousing.com/>

Williamstown Housing Authority

Tammy Andrews, Executive Director

Phone: 413-458-8282

E-mail: wmstnha@outlook.com

Webpage(s): <http://www.williamstownha.com/Home.aspx>

Women's Institute for Housing and Economic Development

The Women's Institute is a national affordable housing development organization, whose mission is to "promote economic resilience and stable homes by developing and preserving high quality affordable and supportive housing, with an emphasis on under-served populations." The Women's Institute serves as the developer or development consultant for projects relating to creation of affordable housing, permanent supportive housing, permanent supportive housing for veterans, congregate housing, workforce housing, and mixed-use development. The organization is also interested in preserving and stabilizing existing housing that might otherwise be converted to higher market-rate rents or deteriorate as the properties age. The Women's Institute can provide expertise in the following areas: pre-development, pre-construction, construction, operations and asset management, and general project management.

Contact information

Loni Willey, COO

Phone: 800-720-1195 x104

Email: lwilley@wihed.org

Webpage(s): <http://www.wihed.org>

8.2 Federal Resources

United States Department of Housing and Urban Development

Making Home Affordable (MHA)

Under the MHA umbrella there exist a number of programs to assist homeowners who are at risk of foreclosure and otherwise struggling with their monthly mortgage payments. The majority of these programs are administered through the US Department of Housing and Urban Development's Federal Housing Administration (FHA). Distressed homeowners are encouraged to contact their lenders and loan servicers directly to inquire about foreclosure prevention options that are available.

Modify or Refinance Your Loan for Lower Payments

Home Affordable Modification Program (HAMP) – HAMP lowers monthly mortgage payment to 31 percent of the homeowners verified monthly gross (pre-tax) income to make payments more affordable. The typical HAMP modification results in a 40 percent drop in a monthly mortgage payment. Eighteen percent of HAMP homeowners reduce their payments by \$1,000 or more.

Principal Reduction Alternative (PRA) – PRA helps homeowners whose homes are worth significantly less than they owe by encouraging servicers and investors to reduce the amount you owe on your home.

Second Lien Modification Program (2MP) – Mortgage modification or principal reduction on second mortgage, home equity loan, HELOC, or some other second lien for homeowners whose primary mortgage has been modified through HAMP.

Home Affordable Refinance Program (HARP) – Mortgage refinancing available to homeowners who are current on their mortgage but are unable to obtain a traditional refinance due to a decline in home value.

"Underwater" Mortgages

Home Affordable Refinance Program (HARP) – See above.

Principal Reduction Alternative – See above.

Treasury/FHA Second Lien Program (FHA2LP) – Second mortgage reduction or elimination for homeowners whose primary mortgage has been modified through FHA Short Refinance. Total amount of modified mortgage debt cannot exceed 115% of home's current value.

Assistance for Unemployed Homeowners

Home Affordable Unemployment Program (UP) – Temporary reduction or suspension of mortgage payments for at least twelve months for unemployed homeowners seeking re-employment.

FHA Special Forbearance – Extension of forbearance period by either reducing or suspending mortgage payments for up to twelve months for homeowners who have become unemployed and have no other sources of income.

Managed Exit for Borrowers

Home Affordable Foreclosure Alternatives (HAFA) – Short sale or deed-in-lieu of foreclosure for homeowners who cannot afford their mortgage payments and are interested in transitioning to more affordable housing.

“Redemption” – Period after home has been sold at foreclosure sale when it may still be reclaimed through the payment of the outstanding mortgage balance and all costs incurred during the foreclosure process.

Loss Mitigation for FHA-Insured Homeowners

FHA Home Affordable Modification Program (HAMP) – See above.

HOPE for Homeowners (H4H) – Mortgage refinancing for homeowners who cannot make their payments but can afford a new FHA-insured loan.

Contact information

National Servicing Center (NSC)

Phone: 877-622-8525

Webpage(s): https://www.hud.gov/program_offices/housing/sfh/nsc/

Federal Housing Administration (FHA) Outreach Center

Phone: 1-800-CALL FHA / 800-225-5342

Email: answers@hud.gov

Webpage(s): https://www.hud.gov/program_offices/housing/fhahistory

Applicable to: residents

Community Development Block Program (administered at state level)

CDBG provides annual block grants to larger cities (entitlement communities) and to non-entitlement communities through a competitive proposal process. States also receive annual grants for re-distribution to non-entitlement communities. Currently, 37 entitlement communities in Massachusetts receive annual allocations directly from HUD, and DHCD receives an annual allocation that it awards through a once-a-year grant competition open to all non-entitlement communities.

CDBG funds can be used for a wide range of activities, including housing. Recipient communities may choose from a wide array of program eligible projects and planning activities. Income targeting is flexible. At least 51 percent of the beneficiaries of a CDBG-funded activity must be low- or moderate-income households, or the activity must remove slums or blight or fill an urgent community need.

Eligible housing activities include project planning, rental development and rehabilitation, first-time homebuyer assistance, and homeowner rehabilitation loan and grant programs. Homeowner rehabilitation programs are particularly popular. New construction of housing is not eligible, except under very limited circumstances. CDBG loan repayments can support additional CDBG-eligible activities. Entitlement communities and DHCD each publish an annual action plan that outlines how they plan to spend CDBG funds in the coming year. The annual plan must be consistent with their Consolidated Plan.

Non-entitlement communities can apply to DHCD for CDBG funding for local activities under the Community Development Fund (CDF), which accepts applications in an annual competition for almost any CDBG-eligible activity. Funds are awarded based on a community's needs score, however, meaning more affluent communities have a low chance of receiving an award. Frequently funded housing activities include housing rehabilitation loan programs and grants for planning or acquisition costs, as well as housing authority property improvements.

To take advantage of state CDBG funding, a community with limited staff may need to hire a consultant or enlist the services of an experienced housing agency. Regional planning agencies often help small

towns apply for and manage CDBG funds. DHCD also accepts regional applications to enable smaller communities to partner with an experienced neighbor to offer housing rehabilitation programs.

Contact information

Webpage(s):

<https://www.hud.gov/states/massachusetts/community/cdbg>

https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs

Applicable to: municipality

Foreclosure Avoidance Counseling

HUD-approved housing counseling agencies are available to provide information and assistance needed to avoid foreclosure. As part of President Obama's comprehensive Homeowner Affordability and Stability Plan (HASP), there is eligibility for special Making Home Affordable loan modification or refinance, to reduce monthly payments and maintain home ownership. Those eligible for the loan modification or refinance program can work with a counselor to compile an intake package for their servicer.

Foreclosure prevention counseling services are provided free of charge by non-profit housing counseling agencies working in partnership with the Federal Government. These agencies are funded, in part, by HUD and NeighborWorks® America. There is no need to pay a private company for these services.

Contact information

Webpage(s):

<https://apps.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?&webListAction=search&searchstate=MA&filterSvc=dfc>

Applicable to: residents

Good Neighbor Next Door

Law enforcement officers, pre-Kindergarten through 12th grade teachers and firefighters/emergency medical technicians can contribute to community revitalization while becoming homeowners through HUD's Good Neighbor Next Door Sales Program. HUD offers a substantial incentive in the form of a

discount of 50% from the list price of the home. In return the homeowner must commit to live in the property for 36 months as his or her sole residence.

Contact information

Phone: 1-800-CALL FHA / 800-225-5342

Email: answers@hud.gov

Webpage(s): https://www.hud.gov/program_offices/housing/sfh/reo/goodn/gnndabot

Applicable to: residents living in designated “revitalization areas”

HOME Investment Partnership Program

HOME is a federally funded program that assists in the production and preservation of affordable housing for low and moderate-income families and individuals. The program funds a broad range of activities including new construction, acquisition and rehabilitation of rental properties. Zero or low interest loans are available for housing developers who pass these loans on to homebuyers and renters. This program targets very low and low-income households. In a rental program, 20% of units must be set aside for households earning 50% or less of the area median income. In a home ownership program, it is necessary that all households are at 80% or less of the area median income without regard to proportions.

Contact information

Webpage(s):

https://www.hud.gov/program_offices/comm_planning/affordablehousing/programs/home/

Applicable to: affordable housing developers (for-profit and nonprofit), community housing development organizations, and municipalities in cooperation with any of the above

Low-Income Housing Tax Credit Program

Federal tax credits are available for developers of affordable rental housing. At least 20% must be for very low-income households. As an alternative, 40% of the units may be set aside for households at 60% or less of the area median income.

Contact information

Websites:

<https://www.huduser.gov/portal/datasets/lihtc.html>

<https://www.mhp.net/rental-financing/loan-products>

Applicable to: affordable housing developers

Property Improvement Loan Insurance (Title I)

FHA insurance on loans made by private lenders to improve properties that meet certain requirements. Lending institutions make loans from their own funds to eligible borrowers to finance these improvements. The Title I program insures loans to finance the light or moderate rehabilitation of properties, as well as the construction of nonresidential buildings on the property. This program may be used to insure such loans for up to 20 years on either single- or multifamily properties. The maximum loan amount is \$25,000 for improving a single-family home and \$60,000 for a multifamily structure, with a maximum per-unit loan amount of \$12,000.

Contact information

Boston Office Phone: 617-994-8200

Toll-Free Phone: 800-CALL-FHA / 800-225-5342

Email: answers@hud.gov

Webpage(s): https://www.hud.gov/program_offices/housing/sfh/title/title-i

Applicable to: affordable housing lenders, residents

203(K) Rehabilitation Mortgage Insurance

FHA's primary program for the rehabilitation and repair of single-family properties. Homebuyers and homeowners may finance up to \$35,000 into their mortgage to repair, improve, or upgrade their home. Homebuyers and homeowners can quickly and easily tap into cash to pay for property repairs or improvements, such as those identified by a home inspector or an FHA appraiser. Homeowners can make property repairs, improvements, or prepare their home for sale. Homebuyers can make their new home move-in ready by remodeling the kitchen, painting the interior or purchasing new carpet.

Contact information

Phone: 800-CALL-FHA / 800-225-5342

Email: answers@hud.gov

Webpage(s): https://www.hud.gov/program_offices/housing/sfh/203k

Applicable to: affordable housing lenders

United States Department of Agriculture

The USDA's Rural Development program offers a variety of initiatives. Grants are highly competitive. Listed below are several of their most relevant programs. Visit their website for the complete list.

Single-Family Housing Direct Home Loans

Section 502 direct loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Contact information

Area Office

195 Russell St

Hadley, MA 01035-9521

Phone: 413-585-1000 Ext. 4

Webpage(s): <https://www.rd.usda.gov/programs-services/single-family-housing-direct-home-loans>

Applicable to: residents

Single-Family Housing Guaranteed Loan Program

Section 502 guaranteed loans assist approved lenders in providing households earning less than 115% of the area median household income the opportunity to own adequate, modest, decent, safe, and sanitary dwellings as their primary residence in eligible rural areas.

Contact information

Area Office

195 Russell St

Hadley, MA 01035-9521

Phone: 413-585-1000 Ext. 4

Webpage(s): http://www.rurdev.usda.gov/HAD-Guaranteed_Housing_Loans.html

Applicable to: residents

Single-Family Housing Repair Loans & Grants

Section 504 funds are loans and grants to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards. The maximum grant amount is \$7,500 and the maximum loan amount is \$20,000.

Contact information

Area Office

195 Russell St

Hadley, MA 01035-9521

Phone: 413-585-1000 Ext. 4

Webpage(s): <https://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants>

Applicable to: residents

8.3 State Resources

Massachusetts Department of Housing and Community Development & Executive Office of Housing and Economic Development

Chapter 40R / Smart Growth Zoning

The Smart Growth Zoning Overlay District Act, Chapter 149 of the Acts of 2004, codified as MGL ch. 40R, encourages communities to create dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units, to be located near transit stations, in areas of concentrated development such as existing city and town centers, and in other highly suitable locations. Projects must be developable under the community's smart growth zoning adopted under Chapter 40R, either as-of-right or through a limited plan review process akin to site plan review. Upon state review and approval of a local overlay district, communities become eligible for payments from a Smart Growth Housing Trust Fund, as well as other financial incentives. Chapter 40R seeks to substantially increase the supply of housing and decrease its cost, by increasing the amount of land zoned for dense housing. It targets the shortfall in housing for low- and moderate-income households, by requiring the inclusion of affordable units in most private projects.

Webpage(s): <http://www.mass.gov/hed/community/planning/chapter-40-r.html>

Applicable to: municipalities

Chapter 43D for Housing

Chapter 43D has been available for expedited economic development since 2006—but now residential zoning has been added. To be eligible, a municipality must provide for local permitting decisions on its designated priority development sites within 180 days of a complete application. This expedited permitting is attractive to developers, increases municipal visibility and is rewarded by preference in discretionary funding.

Contact information

Victoria Maguire, Permit Ombudsman/Director, Massachusetts Permit Regulatory Office

Phone: 617-788-3649

Webpage(s): <https://www.mass.gov/service-details/chapter-43d-expedited-local-permitting>

Applicable to: municipalities

Community Based Housing

The CBH Program provides funding for the development of integrated housing for people with disabilities, including elders, with priority for individuals who are in institutions or nursing facilities or at risk of institutionalization. CBH Program excludes clients of the DMH and DMR but includes many other people with disabilities who are institutionalized or at risk of institutionalization. Eligible populations include adults with a broad range of disabilities including mobility impairments, cerebral palsy, multiple sclerosis, muscular dystrophy, epilepsy, HIV/AIDS, brain or spinal cord injuries, sensory disabilities, emotional disabilities and cognitive disabilities.

Contact information

Bradley Day, CEDAC

Phone: 617-727-5944

Email: bday@cedac.org

Webpage(s): <https://cedac.org/>

Andrew Nelson, DHCD

Phone: 617-573-1305

Email: Andrew.nelson@state.ma.us

Webpage(s): <https://www.mass.gov/service-details/community-based-housing-cbh>

Applicable to: nonprofit entities or entities controlled by nonprofits

The Community Preservation Act

This state law allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property, and municipalities must adopt CPA by ballot referendum.

More information: <http://www.communitypreservation.org/>

Applicable to: municipalities

Compact Neighborhoods

This is a tool similar to Smart Growth Zoning (40R) in its eligible locations and as-of-right zoning, but with different residential density and affordability requirements. Participating communities are eligible for preference in discretionary funding and possible Chapter 40B relief. For communities that are interested in maintaining control over land use decisions by planning ahead and getting credit for denser, as-of-right zoning, this tool provides another choice. There are two specified density thresholds under Compact Neighborhoods which must allow for: a minimum of 4 units per acre for single-family development and a minimum of 8 units an acre for multi-family (any structure with more than one unit).

Contact information

William Reyelt

Phone: 617-573-1355

Email: william.reyelt@state.ma.us

Webpage(s):

<https://www.mass.gov/service-details/compact-neighborhoods>

<http://www.mass.gov/hed/docs/dhcd/cd/ch40r/compact-neighborhoodspolicy.pdf>

Applicable to: municipalities

Emergency Solutions Grant Program

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, including major revisions to what is now titled the Emergency Solutions Grant (ESG) program. The ESG program assists homeless households and households at risk of homelessness by providing the services necessary to help them quickly regain stable housing after experiencing a housing crisis and/or homelessness. ESG services are procured on an annual basis. Therefore, the services provided may change each year. Currently, DHCD funds ESG services under the following components: Shelter Support; Rapid Re-housing; and Homelessness Prevention.

More information: <https://www.mass.gov/service-details/emergency-solutions-grant-program-esg>

Available to: residents

Historic Owner-Occupied Residences

Municipalities have the option of adopting a special assessment that captures the increased value of substantially rehabilitated historic residences over a period of five years, with 20% of the increased assessed value added each year until the full value is reached. This can be an additional incentive for historic homeowners to continue to occupy and make appropriate renovations that may contribute to preserving the character of the community.

More information: <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleIX/Chapter59/Section5j>

Applicable to: municipalities; residents

HomeBASE

HomeBASE is a flexible financial resource that is available to families who are eligible for the state's emergency Assistance (EA) Program. Families can get up to \$4,000 of Household Assistance to help in finding apartments, co-house by living with someone else and sharing household costs, pay for moving expenses to another state or location in-state, and other costs, such as child care to help secure or maintain employment or job training. HomeBASE helps to avoid a shelter placement, and instead find families housing solutions that that make families feel more stable.

More information: <https://www.mass.gov/service-details/homebase>

Applicable to: residents

Housing Innovations Fund

The Housing Innovations Fund was created to support alternative forms of rental and ownership housing such as a specialized level of management or social services, an innovative financing or ownership structure or other features such as transitional housing types, limited equity cooperatives, and preservation of expiring use properties. They are available on a competitive basis to non-profit developers only (e.g. Construct Inc., CDCs, housing trusts, etc.). Rental units must remain affordable for at least 30 years. Of the total units, at least 50% must be occupied by households earning below 80% of the area median income. Of the lower income group, at least 50% (or 25% of the total units) must be occupied by households earning below 30% of the area median income.

More information: <https://www.mass.gov/service-details/housing-innovations-fund-hif>

Applicable to: affordable housing developers (non-profit)

Housing Stabilization Fund

The Housing Stabilization Fund was created to stabilize communities by providing financial support for the acquisition, preservation and rehabilitation of affordable housing with a specific emphasis on reuse of distressed properties. It can also be used to allow new construction on infill sites created by demolition of distressed properties. Both profit and non-profit developers are eligible for the program, which can be used for both rental and project-based home ownership.

More information: <https://www.mass.gov/service-details/housing-stabilization-fund-hsf>

Applicable to: affordable housing developers

Lead Paint Removal Credit

The State provides a state income tax credit for up to \$1,500 for each housing unit where lead paint is removed in compliance with state regulations. Unused credits may be carried over for up to 7 years.

More information: <https://www.mass.gov/service-details/view-residential-property-tax-credits>

Applicable to: residents (homeowners only)

Local Initiative Program

The Local Initiative Program is a state program that encourages the creation of affordable housing by providing technical assistance to communities and developers who are working together to create affordable rental opportunities for low- and moderate-income households.

More information: <https://www.mass.gov/service-details/local-initiative-program>

Applicable to: municipalities; affordable housing developers

Senior Circuit Breaker Tax Credit

Municipalities have the option of providing a property tax credit to low- and moderate-income senior citizens homeowners and renters.

More information: <https://www.mass.gov/service-details/senior-circuit-breaker-tax-credit>

Applicable to: residents (senior citizens only)

Massachusetts Affordable Housing Trust Fund

The Massachusetts Affordable Housing Trust Fund (AHTF) provides resources to create or preserve affordable housing throughout the state for households whose incomes are not more than 110% of area median income. Funds are available for rental, home ownership and mixed-use projects as well as housing for the disabled and homeless but may be applied only to the affordable units. AHTF funds are used primarily to support private housing projects that provide for the acquisition, construction or preservation of affordable housing. MassHousing and DHCD jointly administer AHTF.

Types of assistance include:

- Deferred payment loans
- Low- or no-interest amortizing loans
- Down-payment and closing cost assistance for first-time home buyers
- Credit enhancements and mortgage insurance guarantees
- Matching funds for municipalities that sponsor affordable housing projects
- Matching funds for employer-based housing

Funding threshold criteria include:

- Consistency with the Commonwealth's Sustainable Development Principles
- Minimum term of affordability of 30 years
- Affordability of all AHTF units to households earning no more than 110% of area median income
- Financial feasibility.

Funding preferences include projects/developments that:

- Produce new affordable housing units

- Create units affordable to households with a range of incomes, particularly units for households with incomes below 80% of area median income
- Include affordable units for families, the disabled and the homeless
- Propose the longest term of affordability
- Use private funding sources and non-state funding sources to leverage the least amount of AHTF funds

More information:

<https://www.mass.gov/service-details/affordable-housing-trust-fund-ahtf>

<http://www.mass.gov/hed/docs/dhcd/hd/aht/ahtfguide.pdf>

Applicable to: governmental subdivisions; community development corporations; local housing authorities; community action agencies; community-based or neighborhood-based non-profit housing organizations; other non-profit organizations; for-profit entities; and private employers

MassWorks Infrastructure Program

The MassWorks Infrastructure Program provides a one-stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support economic development and job creation and retention, housing development at density of at least 4 units to the acre (both market and affordable units) and transportation improvements to enhance safety in small, rural communities. The MassWorks Infrastructure Program is the administrative consolidation of six former grant programs (Public Works Economic Development, Community Development Action Grant, Growth Districts Initiative Grant Program, Massachusetts Opportunity Relocation and Expansion Program, Small Town Rural Assistance Program, and the Transit Oriented Development Program), and is administered by the state's Executive Office of Housing and Economic Development, in cooperation with the Department of Transportation and Executive Office for Administration & Finance.

Contact information

Phone: 617-788-3649

Email: MassWorks@state.ma.us

Webpage(s): <https://www.mass.gov/service-details/massworks-infrastructure-grants>

Applicable to: municipalities and other eligible public entities¹⁴

Senior Citizen Property Tax Work-Off Program

The municipality may adopt a program authorizing residents aged 60 or older to volunteer their services to the community in exchange for a property tax reduction. The maximum allowed is \$1,500, and the rate of service cannot exceed the state's minimum wage.

More information:

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleX/Chapter59/Section5k>

Applicable to: residents (60+ years old)

¹⁴ Eligible applicants: A city or town, or other public agency with a charter that enables them to accept state grants on behalf of the municipality, and where the public agency has been designated by municipal officers to apply for grants on behalf of that city or town. Any eligible public agency acting on behalf of a municipality must submit a letter of support from the chief administrative officer of that municipality.

8.4 Private & Non-Profit Opportunities

FRAMEWORK™ Online Home-buying Course

Offered through the Massachusetts Affordable Housing Alliance, FRAMEWORK is a high quality online course; a fun way to become an informed, confident, and successful homeowner. It provides the facts you need to become well-informed about every step in the process. Many lenders have approved FRAMEWORK™ to meet their requirements for homebuyer education. Total cost for the FRAMEWORK™ online course plus an information packed, follow up in-person session at MAHA is \$100. You will pay \$75 for the online course through FRAMEWORK™ and \$25 for the MAHA session. Upon completion of the in-person session, you will receive a certificate that local lenders and mortgage programs will accept.

MAHA's FRAMEWORK™ follow-up classes include:

Information about the state's most affordable mortgage programs;

Presentations from a loan officer, home inspector, attorney, real estate agent, and insurance agent;

Opportunity to get answers to your home buying questions.

Contact information

Massachusetts Affordable Housing Alliance

1803 Dorchester Avenue

Dorchester, MA 02124

Phone: 617-822-9100

Email: info@mahahome.org

Webpage(s): https://mahahome.org/buyingahome_online

Applicable to: residents

Limited Equity Cooperatives

In this structure, each resident in a housing development is a shareholder in a member-controlled management corporation, which holds title to the property. Residents lease the units from the coop and elect a board of directors. Purchase of the stock is similar to a down-payment but usually costs less. Members pay a proportional share of coop's mortgage, taxes, maintenance, and operating expenses.

To preserve the housing as affordable, a formula determines the resale value of the stock. The formula is geared to provide a fair return on members' investment while keeping resale value in a price range accessible to low and moderate-income members.

Limited equity co-ops offer specific advantages over rental housing, including security, tax deductions, and some equity build-up, while housing costs remain lower in the long run. The cooperative is eligible for government subsidies that can reduce purchase costs or provide financing for the building.

Limited equity homeownership limits the resale prices of condos or single-family units, in a manner similar to limited equity coops. This approach is required through some state and federal subsidized programs and could be built into any locally developed program to preserve affordability. Typically, the length of deed restrictions used to limit equity remains in place no longer than 40 years.

More information:

https://www.uhab.org/sites/default/files/doc_library/Limited_Equity_Cooperatives_A_Legal_Handbook_0.pdf

Applicable to: residents (must live in a housing development)

Massachusetts Housing Partnership

Massachusetts Housing Partnership (MHP) is a statewide public non-profit affordable housing organization that works in concert with the Governor and the state Department of Housing and Community Development to help increase the supply of affordable housing in Massachusetts. MHP administers the ONE Mortgage Program, provides permanent financing, and offers technical assistance to communities, non-profits and housing authorities. MHP programs are listed below.

ONE Mortgage Program

The ONE Mortgage Program offers first-time homebuyers a discounted fixed interest rate and a low down-payment, without requiring the homebuyer to purchase costly private mortgage insurance.

Contact information

Phone: 800-752-7131

Email: onemortgage@mhp.net

Webpage(s): <https://www.mhp.net/one-mortgage>

Applicable to: residents

MassDocs

MassDocs makes affordable rental housing development more efficient by offering one set of loan documents to developers receiving loans from multiple public funding programs. This means that review work can be coordinated by a single joint counsel for all subordinate public loans in a project. This is a plus for MHP borrowers, who often receive MHP financing in combination with other public funds. MassDocs is a collaborative effort of the state Department of Housing and Community Development (DHCD), MassHousing, the Massachusetts Housing Partnership (MHP) and the Community Economic Development Assistance Corporation (CEDAC).

Contact information

Email: massdocs@mhp.net

Webpage(s): <https://www.massdocs.com/>

Applicable to: affordable housing developers

Great Barrington Affordable Housing Trust Fund

A local housing trust allows municipalities to collect funds for affordable housing, segregate them out of the general municipal budget into a trust fund, and use the funds for local initiatives to create and preserve affordable housing.

Examples of what a local affordable housing trust can do include:

- Provide financial support for the construction of affordable homes by private developers
- Rehabilitate existing homes to convert to affordable housing
- Increase affordability in new housing development projects
- Develop surplus municipal land or buildings
- Preserve properties faced with expiring affordability restrictions
- Create programs to assist low- and moderate-income homebuyers
- Create programs to help low- and moderate-income families make health and safety repairs
- Educate and advocate to further affordable housing initiatives

More information: <https://www.gbhousing.org/>

OneSource

OneSource was developed by MHP and the Massachusetts Housing Investment Corporation (MHIC) to provide borrowers with construction and permanent financing, using a single set of loan documents and one attorney, saving the borrower time and money. MHP has done OneSource with MHIC and other lenders such as Bank of America, Citizens Bank, Wainwright Bank, Cape Cod Five, and Boston Community Capital. With OneSource, there's a coordinated closing between the construction lender and MHP, with one attorney reviewing a single set of construction and permanent loan documents. At the end of construction, there is a highly simplified "mini-closing" that allows MHP to take over the lender's role from the construction lender.

Contact information

David Rockwell, Director of Lending

Phone: 617-330-9944 x222

Email: drockwell@mhp.net

Webpage(s): http://www.mhp.net/rental_financing/one_source.php

Applicable to: borrowers

Tax-exempt financing

Through a program called MATCH, MHP provides triple-A credit enhancement for bonds, resulting in lower interest rates. MHP can also arrange for the direct placement of a bond issuance with one of their funding banks so that you can avoid the cost of a public offering.

More information: http://www.mhp.net/uploads/resources/match_term_sheet.pdf

Applicable to: affordable housing developers

Technical Assistance

MHP's Community Housing Initiatives team supports communities, local housing authorities and developers in their efforts to create affordable housing for low and moderate-income families. In addition to providing broad-based informational support to communities through workshops and publications, MHP provides staff and financial support.

More information: http://www.mhp.net/community_initiatives/programs/index.php

Applicable to: municipalities; local housing authority; affordable housing developers

MassHousing Mortgage Programs

Home for the Brave

MassHousing's Home for the Brave program offers affordable, no down-payment mortgage financing for veterans of the U.S. Armed Services. In conjunction, grants from the Veterans Administration are available to help disabled veterans make accessibility upgrades to properties they are interested in purchasing.

Program Features:

- Three percent down required
- Loans feature MI Plus, which covers principal and interest payments for up to six months in case of unemployment or deployment
- Closing cost assistance is available through MassHousing grants

Home for the Brave loans are made through approved community banks and are made possible by MassHousing. To apply, contact a participating lender.

Home for the Brave loans are available to:

- Veterans of the U.S. Armed Services
- Active-duty military
- Spouses of soldiers, sailors or marines killed while on active duty

To qualify for a Home for the Brave mortgage, you must:

- Borrowers must meet income limits
- No maximum loan amount or sales price
- Have a total housing debt of less than 45% and a total monthly debt of less than 41%

More information:

https://www.emasshousing.com/portal/server.pt/community/products/306/home_for_the_brave/10210

Applicable to: residents

MassHousing Mortgage with no Mortgage Insurance offers:

- Affordable interest rates, fixed for the life of the loan
- 30-year repayment terms
- Up to 97% financing on single-family homes and condominiums; 95% financing on 2-, 3- and 4-family homes
- No hidden fees or other surprises

To qualify for a MassHousing Mortgage with no MI, borrowers must:

- Meet income and loan limit guidelines
- Purchase a 1- to 4-family property
- Have good credit

- Complete a homebuyer education course

More information: <https://www.masshousing.com/en/home-ownership/homebuyers/homebuyer-loans>

Applicable to: residents

Purchase and Renovation Loans

MassHousing Purchase and Rehab loans help borrowers cover both the cost of purchasing a home in need of repairs, as well as the expense of rehabilitating that property. The maximum loan amount for a Purchase and Rehab mortgage is 97% of the purchase price plus rehabilitation costs or the estimated value of the home after rehabilitation (whichever is less). A 3% down-payment is required.

To qualify for a Purchase and Rehab mortgage, you must:

- Have a signed Purchase and Sales Agreement for a 1- to 4-family home
- Be creditworthy
- Have housing debt of less than 33% of your income and total monthly debt of less than 41% of your income

Loan Terms

The minimum rehabilitation amount for all property types is \$7,500

Rehabilitation costs include the cost of repairs, as well as such expenses as inspection fees, title update fees, and a required contingency reserve equal to 10% of the total rehabilitation cost

A mortgage payment reserve not to exceed four mortgage payments may be included in the cost of rehabilitation if the property will not be occupied during rehabilitation

The lender may charge fees as high as \$900 based on the cost of rehabilitation

Licensed contractors must complete all rehabilitation work

At the time of loan closing, the borrower will be responsible for the full mortgage payment on the total principal amount

More information: <https://www.masshousing.com/en/home-ownership/homebuyers/homebuyer-loans>

Applicable to: residents

9. Appendices

Appendix A: Berkshire Realtors: South Berkshire County, MA -
Residential Real Estate Report